

WHAT'S NEW? WHAT'S NEXT?

BUYER AGREEMENTS

Effective August 17, 2024, the National Association of REALTORS® implemented a written buyer agreement requirement as part of its settlement. This obligation is also reinforced by Ohio license law, making it a clear and enforceable requirement under both state regulations and NAR policy.

In October 2024, CincyMLS began conducting compliance reviews of randomly selected sold properties. Recent audits have identified an increase in noncompliance, including missing agreements and agreements that are incomplete or improperly executed.



The written buyer agreement requirement is not optional. Agents must obtain a fully executed buyer agreement before showing any property. **Failure to comply will result in fines beginning at \$1,000 for the first offense.** All agents are strongly encouraged to review their processes to ensure full and consistent compliance.

TUESDAY TIP & NEWSLETTER COMPILATIONS

We're excited to share two helpful resources to keep you informed, efficient, and ahead of the curve.

Our 2025 [Tuesday Tips Compilation](#) is here.



This collection brings together a full year of quick, one-page guidance covering important rules, helpful tools, and key updates you can use every day.

And, new this year, our first [What's New? What's Next? Newsletter Compilation](#). This compilation highlights key updates, system changes, and important announcements previously shared from 2025, so you can stay prepared.

Both resources are designed to make it easier to find what you need when you need it.

CINCYMLS RULES AND POLICY UPDATES



CincyMLS has released the 2026 Rules and Regulations. The Board of Directors has approved a number of local updates as well as those required by NAR.

Key Rule Changes

Local Updates

- **Fine Escalation:** Certain violations may result in escalating fines. An initial violation will receive a compliance notice and a deadline. If the issue is not corrected, additional deadlines may be issued along with increased fines. Continued noncompliance may result in further penalties or additional action by CincyMLS. [Exhibit A](#)
- **Media Modification:** Updates to Media Modification clarify how software and artificial intelligence may be used while preserving the integrity of the images. These guidelines are designed to ensure the media remains accurate and does not mislead subscribers or consumers. [Article 11](#)
- **Agency Agreement Requirements:** In accordance with Ohio House Bill 466 and CincyMLS policy, the following rules apply to all residential real estate activity, including data entry, promotion, and the use of MLS tools, systems, and services. [Article 12.11](#)
 - Written agreement is required to market or advertise property.
 - Written agreement is required before showing property (NAR requirement).

- Written agreement is required before showing property (NAR requirement).
- Buyer Agency Agreement is required before submitting an offer to purchase or lease residential property, and before conducting a showing for NAR members.
- Required documentation must be submitted when requested by CincyMLS.

- **Clarification Updates:** Several revisions and additions have been made to existing rules to provide greater clarity.

National Updates

- **Multiple Listing Options for Sellers**
[Article 9.20](#)
 - **Office Exclusive Listing (Delayed or No Marketing)** - The property may not be publicly marketed and will not be entered in MLS. If the listing is publicly marketed, it must be entered into the MLS and shared with Participants within one (1) business day.
 - **Delayed Marketing (Exclude or Delay IDX/Syndication)** - The property is entered into MLS and available to all subscribers; however, the listing will not be disseminated to third-party consumer-facing websites. The property may be publicly marketed.
 - **Limited Marketing Authorization and Disclosure Form** - For Office Exclusive (No or Delayed Marketing) or Delayed Marketing (Exclude or Delay IDX/Syndication), a Limited Marketing Authorization and Disclosure Form must be completed and signed by all parties. The form must be presented upon request, but is not required to be uploaded to MLS.

[Click HERE for Red/Blue-Lined Copy](#)

[Click HERE for Final Rules & Regs](#)

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CINCYMLS OUT & ABOUT



Service is a part of who we are, and recently Emily Culp, CincyMLS Membership Coordinator, embodied that spirit by volunteering with Shoes 4 the Shoeless.

This organization provides new athletic shoes to children in need. Something as simple as a properly fitting pair of shoes can make a lasting impact, and that's exactly what their mission delivers.

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*"Volunteering with Shoes 4 the Shoeless has been a truly rewarding experience for me. I have always loved helping others, but being able to provide shoes to children in need made the experience especially meaningful. Seeing their smiles and knowing I played a small role in making their day better brought me genuine happiness. This opportunity reminded me how even simple acts of kindness can make a big difference in someone's life."*  
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-Emily Culp

We're proud to have team members who give their time and energy to strengthen our community. We celebrate Emily and her commitment to making a difference.

AI & LISTING PHOTOS

Artificial Intelligence (AI) tools can be valuable when preparing listing photos, but they must be used responsibly. CincyMLS Rules & Regulations allow certain AI enhancements while strictly prohibiting others.



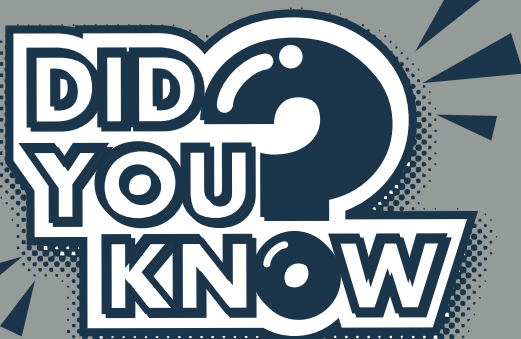
How AI CAN Be Used:

- Lighting and color adjustments
- Image sharpening
- Sky replacement

How AI CANNOT Be Used:

- Adding, removing, or modifying physical features
- Changing landscaping or environmental features
- Concealing or altering nearby structures, power lines, roadways, or other external factors
- any modification that results in an inaccurate depiction of the property

All media associated with a listing must provide an accurate representation of the property. This standard protects consumer trust, transparency, and professional credibility. CincyMLS will remove any AI-modified photo found to be non-compliant.



CINCYMLS PAYMENT RECEIPTS

If you need documentation for tax purposes, your receipts are easily accessible through the CincyMLS member portal. By logging into your portal and reviewing your billing history, you can quickly locate, download, and print the necessary records.

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