

## INTERNET DATA EXCHANGE (IDX)

### 13.1 INTERNET DATA EXCHANGE (IDX) RULES AND REGULATIONS

- A. IDX DEFINED** – IDX affords MLS Subscribers the option of authorizing display of their Active listings on other Subscribers' Internet websites, mobile apps, and audio devices .
- B. AUTHORIZATION** – Participation in IDX is available to all MLS Subscribers engaged in real estate brokerage who consent to display of their listings by other Subscribers. This requirement can be met by maintaining an office or Internet presence from which Subscribers are available to represent real estate Sellers or Buyers (or both). Participation is contingent on having a signed IDX Agreement on file at the WPML Office. The IDX Agreement shall designate and identify the URL (website address(es)) where the IDX data will be displayed. A change in the URL shall be updated in writing.

Subscribers' consent for display of their Agent listings by other Subscribers pursuant to these Rules and Regulations must be established in writing. If a Subscriber withholds consent to permit the display of that Subscriber's listings, that Subscriber may not download or frame the compiled MLS data of other Subscribers.

- C. DISPLAY** – Display of listing information pursuant to IDX is subject to the following rules:

Listings displayed pursuant to IDX shall contain only those fields of data designated by the MLS. Display of all other fields (as determined by the MLS) is prohibited.

MLS shall determine which listings or the types of listings that can be displayed on websites. Examples include property type (condos, single-family detached, multi-family, etc.), price, or location (downtown).

Participants may select the listings they choose to display through IDX based only on objective criteria including, but not limited to, factors such as geography or location, list price, type of property, or type of listing. Selection of listings displayed through IDX must be independently made by each participant.

Subscribers shall not modify or manipulate information relating to other Subscribers listings. (This is not a limitation on site design

but refers to changes to actual listing data.) Subscribers shall not manipulate the listing data or images of other Subscribers and are prohibited from making additions, deletions, or overlays to the data/listing information of other Subscribers.

An MLS participant may co-mingle the listings of other brokers received in an IDX feed with listings available from other MLS IDX feeds, provided all such displays are consistent with the IDX rules, and the MLS participant holds participatory rights in those MLSs. As used in this policy, “co-mingling” means that consumers are able to execute a single property search of multiple IDX data feeds resulting in the display of IDX information from each of the MLSs on a single search results page; and that participants may display listings from each IDX feed on a single webpage or display.

All listings displayed pursuant to IDX shall identify the listing firm (i.e., “Courtesy of (Listing Broker Name)”), and the email or phone number provided by the listing participant in a reasonably prominent location and in a readily visible color and typeface not smaller than the median used in the display of listing data\*.

*\*Displays of minimal information (e.g., “thumbnails”, text messages, “tweets”, etc., of 200 hundred characters or less) are exempt from this requirement but only when linked to a display that includes all required disclosures.*

**ALL LISTINGS DISPLAYED PURSUANT TO IDX SHALL CONTAIN THE FOLLOWING DISCLAIMER: “INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.”** The above disclaimer will be passed as a field for every listing.

**ALL LISTINGS DISPLAYED PURSUANT TO IDX SHALL CONTAIN THE APPROVED IDX MARK OF WEST PENN MULTI-LIST, INC.** This Mark will be provided to your Webmaster electronically by WPML.

Any IDX display controlled by a participant must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface. For purposes of the ID policy and these rules, “control” means the ability to add, delete, modify and update information as required by the IDX policy and MLS rules.

Non-principal Brokers and Sales Licensees affiliated with IDX Subscribers may display information available through IDX on their own websites with approval from their Broker of Record.

Permission to display the IDX data is established and subject to the procedures set forth herein and/or the WPML Rules and Regulations, as may be amended. The Subscribing Broker who provides the Agent with permission to display IDX data on websites/webpages owned by the Agent must designate the URL address for those Agent webpages/websites on the IDX Agreement that is on file at the WPML Office.

Effective November 2, 2022, all Subscribers are required to refresh all downloads and refresh all data at least once every 12 hours. If this format is not followed and a complaint with substantiating evidence is filed, the infraction will be brought before the Board of Directors of the West Penn Multi-List, Inc. to determine a fine.

Subscribers shall indicate on their websites that IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

The right to display other Subscribers' listings pursuant to IDX shall be limited to a Subscriber's office(s) holding participatory rights in West Penn Multi-List, Inc.

Listings obtained through IDX must be displayed separately from listings obtained from other sources, including information provided by other multi-lists.

No portion of the IDX database shall be used or provided to a third party for any purpose other than those expressly provided for in these Rules.

**D. STATUS** – Only the following statuses may be transferred through IDX: A=Active, C=Contingency, U=Under Agreement, S=Sold, X=Expired. Listings that carry W=Withdrawn listings may NOT be transferred through IDX.

**E. PROPERTY INFORMATION** – The following listing information WILL NOT be permitted to appear on any IDX listing:

AGENT REMARKS	OFFICE ID #
SHOW INFORMATION	SELLER CONCESSIONS
SELLER(S) NAME	SELLER CONCESSION AMT.
CONTACT NAME	
AGENT NAME	
AGENT EMAIL ADDRESS	
LIST OFFICE	

TOUR DATE  
AGENT PHONE NUMBER(S)

**F. IDX VIOLATIONS / FINES – AS THE IDX DATA INCLUDES PROPRIETARY INFORMATION, VIOLATIONS OF THE IDX RULES SHALL RESULT IN A MONETARY FINE AND POSSIBLE CESSATION OF SERVICES.**

If the Agent provides the data feed which results in the infraction, the Agent will be subject to a fine of **\$2,000.00** for the first offense. The second violation will result in a fine of **\$5,000.00**, and third or subsequent violations will result in a fine in an amount to be determined by the West Penn Multi-List, Inc. Board of Directors and the Agent being expelled from the WPML for a defined period of time. In the case of a violation resulting from the Agent providing the data feed, the Agent shall correct the violation within forty-eight (48) hours or be subject to an immediate cessation of services.

If the Broker provides the data feed which results in a violation of the IDX Rules, the Broker shall be fined **\$7,500.00** for the first offense. This fine shall be payable in the event that the violation occurred either with the Broker's site or a corporate site. In addition, the Broker must correct the violation within a period of forty-eight (48) hours or suffer further sanctions, including the interruption of services. A second infraction shall result in a **\$15,000.00** fine to the Subscribing Broker, along with the forty-eight (48) hour limitation to correct the violation. Third and subsequent offenses shall result in a fine to be determined by the Board of Directors of the West Penn Multi-List, Inc. Third and subsequent violations also shall be subject to the forty-eight (48) hour time period to correct the violation.

Notwithstanding anything contained in these IDX Rules and Regulations, all of the other WPML Rules and Regulations remain in effect, including but not limited to the Rules that apply to the display of information/data on social media sites.