

SHOWING RULES

CincyMLS has established rules to ensure fairness, transparency, and accessibility in the homebuying process - especially when it comes to showings. These rules help protect the interests of buyers, sellers, and agents by setting clear expectations for when and how properties must be made available for viewing. Some of these rules include:

- ✓ When listing a property as 'Active' on the MLS, it must be available for showings on that day. If tenant-occupied and requires notice, please disclose this information in the agent remarks and/or ShowingTime.
- ✓ After the first 'Active' day on MLS, if a property is unavailable for showings for more than three consecutive days, it must be withdrawn until showings can resume.
- ✓ For multifamily properties, at least one unit must be available for showings. Access to the additional units may be contingent upon an accepted offer.
- ✓ Listings entered into the Cincinnati MLS must allow showings of the interior residence without requiring an offer to be submitted first. While reasonable conditions may be imposed, such as requiring proof of funds, showings may not be restricted until after an offer is made or accepted.
- ✓ According to MLS Coming Soon Rules and Regulations 10.10.a, a listing must be marked as 'Active' on the original designated Showing Start Date. If the property is not prepared for viewings on this date, it must be temporarily 'Withdrawn' until it is ready to be shown.
- ✓ The National Association of REALTORS® Code of Ethics Standard of Practice 3-8 states: REALTORS® shall not misrepresent the availability of access to show or inspect a listed property.
- ✓ The National Association of REALTORS® Code of Ethics Standard of Practice 3-10 includes the duty to cooperate, including the obligation to make property available to other brokers for showing to prospective buyers/tenants when it is in the best interest of the seller.