

Fine/Sanction Schedule for Violations of the Coming Soon Listing Status Policy

(Adopted 4/20/2020)

Beginning May 1, 2020: In the event a GMLS subscriber violates the Coming Soon Status Policy, the Greenwich MLS is authorized to carry out enforcement of the following citation policy approved by the Board of Directors. All fines and sanctions are subject to change. Violations will be reviewed by staff as reported by other GMLS subscribers, members of the public, or through proactive monitoring measures.

A violation of the Coming Soon Listing Status Policy includes, but is not limited to:

- Scheduling a showing to occur prior to the Start Showing Date for a listing
- Hosting a Showing, Broker Tour, or Open House prior to the Start Showing Date for a listing
- Listing Broker submitting an offer to their client
- Signing a Contract before the Start Showing Date
- Conducting a closing prior to the Start Showing Date

Payment for any fines assessed must be processed and/or delivered to the Greenwich MLS within 3 business days. Offenses are tracked and recorded for each individual subscriber.

- **First Offense:** A written warning will be sent to the Listing Agent and Broker.
- **Second offense:** A written notification of the violation to the Listing Agent and Broker, plus a \$1000 fine assessed to the Listing Broker payable to the GMLS.
- **Third offense:** A written notification of the violation to the Listing Agent and Broker, plus a \$5000 fine will be assessed to the Listing Broker payable to the GMLS. Additionally, the Listing Agent may be suspended from the MLS.
- **Any additional offenses will be reviewed by the GMLS Board of Directors for further action.**

Appeals for violations and associated fines can be made in writing within 3 business days of notice of the violation, and will be reviewed by the Board of Directors.