

MLS & Rules Committee

Agenda / Action Items



Date: 4/17/2023

Time: 1pm

Location: LBOR Office

Co-Chairperson: Cheri Drake

Co-Chairperson: Taylor LaRue

Staff Liaison: Linda Manley & Rob Hulse

Committee Members:

Cheri Drake	Taylor LaRue	Bailey Stuart	Beth Ham	Chris Earl
Greta Carter-Wilson	Jennifer Catlin	Jill Ballew	Libby Grady	Lindsay Landis
Michelle Roberts-Freeman	Mohammad Aldamen	Nicholas Lerner	Ryan Desch	Vanessa Schmidt
Zach Dodson				

P - Present

E - Excused Absence

A - Absent

Guests (non-Quorum)

AGENDA ITEMS

No	Topic	Presenter	Done	Notes/Update
1	Review Previous Meeting Minutes from 03/27/2023	Taylor/Cheri		
2	Update from LMLS Staff	Linda/Rob		
	a. Paragon Changes to roll out to members on May 1st & 2nd (updated date) . See handout regarding timing, communication, and information.			
	b. Clear Cooperation Policy Information Exchange-May 4th-11am.	Linda/Rob		
	c. Indexed List of IDX, VOW, and BO data feeds	Linda/Rob		Previously Tabled
3	Seller Concessions for Statuses other than SOLD	Taylor/Cheri		Lindsay-Appraiser Feedback.
	a. MLS & Rules to discuss feedback from Appraiser.			
4	Video and Audio Surveillance Disclosure	Taylor/Cheri		Best Practices from legal.
5	Sales Contract Paragraph 8 Issue - Occupants other than the Seller	Taylor/Rob		Bailey may have input.
	3 calendar days if left blank isn't connected with another date.			
6	Policy allowing a listing to be in two Classes in Paragon	Taylor/Cheri		
	a. Related Policy allowing multiple iterations of a listing in one Class.			

No	Topic	Presenter	Done	Notes/Update
7	Days on Market vs Days on MLS discussion / continuation	Taylor/Cheri		
8	Add Under Contract Taking BU to Data Feed for Realtor.com			
9	Consider change from Master to Primary for BR, Bath, and Level	Cheri/Taylor		Nicholas Request
9	Greening the MLS (Resources Linked Below) CMLS Information about Greening the MLS NAR Information about Greening the MLS	Cheri/Taylor		
10	Next Meeting: _____	Cheri/Taylor		
11	Adjourn:	Cheri/Taylor		

MLS & RULES COMMITTEE ACTION ITEMS

No	Action	Due Date	Responsible Member	In Process	Done	Notes/Update
	Prepare membership videos and tutorials for new Paragon Changes roll out. A page on LawrenceRealtor.com will include all video and tutorials.	4/25/2023	LMLS Staff - Rob	√		Prepare ahead of cutover to newly updated fields.
	Investment Property Rider to the Seller's Property Condition Disclosure to DocuSign, Dotloop, and in Paragon Contracts & Forms	4/28/2023	LMLS Staff - Rob	√		Sent to vendors. Now need to format from LBOR for MLS Documents folder.
	Smart Home Rider to the Seller's Property Condition Disclosure to DocuSign, Dotloop, and in Paragon Contracts & Forms	4/28/2023	LMLS Staff - Rob	√		Sent to vendors. Now need to format from LBOR for MLS Documents folder.
	Work with Realtor.com to map field to Open House Hosted by on their site	1/25/2023	MLS Staff - Rob	√		Have field properties back from Paragon - need to submit to Realtor.com.
	List of IDX Websites Published Online	4/28/2023	LMLS Staff - Rob	√		Now have format to upload to MLS Resources page on site.

No	Action	Due Date	Responsible Member	Process	Done	Notes/Update
	Create a FAQ for the Clear Cooperation Policy. Staff will create this from/following the CCP Information Exchange with NAR Staff.	5/9/2023	LMLS Staff - Rob	√		Will now prepare this following the CCP Event on May 4th.
	Prepare a Training Video for new fields	4/21/2023	LMLS Staff - Rob	√		Collaborate with Ed Committee
	Paragon Changes /Conversions of Fields	4/24/2023	LMLS Staff - Rob / Paragon Support	√		Cutover Scheduled for April 24th.
	Set up testing group for Paragon Changes/Conversions of Fields	February 23rd (subject to pace of work by BK)	LMLS Staff - Rob / Paragon Support		√	Testing completed on April 11th
	Create a Smart Home Turnover form as an Addendum to the Seller's Disclosure	1/25/2023	Lindsay Landis		√	Two versions for review on March 27th.
	Present for approval - a Multi-Family Property Condition Disclosure Rider	1/25/2023	Zach Dodson		√	To be presented for approval at the 04.05.2023 Board Mtg
	Provide Brokers with updated LBOR Sales Contract, Buyer Agency Agreement, and Listing Agreement (red-lined and clean)	1/23/2023	LMLS Staff - Rob		√	Completed on 1/23/2023.
	Change Status of Withdrawn/Cancelled and Cancelled/Cancelled to Off Market/Withdrawn and Off Market/Cancelled.	1/25/2023	Rob/Paragon Support		√	Completed on 1/23/2023.
	Add fields to Residential Class to gather rental information: Is the Property Rented? Lease Expiration? Rent Amount?	1/25/2023	Rob/Paragon Support		√	Updating the Residential Class on 1.24.2023
	Update the LBOR Sales Contract, Buyer Agency Agreement, and Listing Agreement at Dotloop	2/6/2023	LMLS Staff - Rob		√	Completed on 02/10/2023.
	Update the LBOR Sales Contract, Buyer Agency Agreement, and Listing Agreement at DocuSign	2/6/2023	LMLS Staff - Rob		√	All Docs Delivered to DocuSign, and waiting for library update & build out.
	Release to all Members the Updated LBOR Sales Contract, Buyer Agency Agreement, and Listing Agreement	2/6/2023	LMLS Staff - Rob		√	Added to Paragon MLS Docs on 02.09.23, Dotloop on 02.10.23, and waiting on
	HERS Rating (Home Energy Rating System) as an MLS Field a. HERS Rated: Yes/No b. HERS Year: _____ c. HERS Rating: _____		LMLS Staff - Rob		√	Approved by Bd of Directors on February 1, 2023. Updated in Paragon on 02.13.2023

Tabled or Old Business	Due Date	Responsible Member	Done	Notes/Update
1.a	Readily Available to Show, the NAR, and the Clear Cooperation Policy. NAR feedback - new listing information in put into MLS meets the criteria for Cooperation, rather than having immediate access for showings.			Current Policy is that Listed Property be readily available to show = within 1 business day to be consistent with the CCP.
1.b	Fair & Equal Access to Listed Property. This policy was originally proposed to the LBOR Board of Directors in 2022.			The LBOR Board of Directors sent this itme back to the MLS & Rules Committee for more discussion.
2	Discuss Contingency on the Sale/Closing of Buyer's Property form and Notice to Remove the Contingency for the Sale/Closing of Buyer's Property			Not able to complete a form that the Committee can agree on.
3	Two-Unit Property on a Single Lot - Accessory Dwelling Units vs Duplex. New category in Multi-Family, and/or New field in Residential for an Ancillary Unit.			No action was taken on this at the first discussion, although the relavancy and number of Ancillary Dwelling Units is
4	Update from IDX Subcommittee to establish a definition for "reasonably prominent" in IDX Rules.	Subcommittee members are: Nicholas Lerner, Cheri Drake, Drew Deck, Tanya Kulaga, Jill Ballew, Michelle Roberts-Freeman, Victoria Perdue, and Lindsay Landis.		

MLS & Rules Committee

Meeting Minutes



Date: 03.27.2023
Time: 1pm
Location: LBOR Office

Co-Chairperson: Cheri Drake
Co-Chairperson: Taylor LaRue
Staff Liaison: Linda Manley & Rob Hulse

Attendees:

P Cheri Drake	P Taylor LaRue	P Bailey Stuart	P Beth Ham	P Chris Earl
P Greta Carter-Wilson	A Jennifer Catlin	P Jill Ballew	A Libby Grady	P Lindsay Landis
P Michelle Roberts-Freeman	A Mohammad Aldamen	P Nicholas Lerner	P Ryan Desch	P Vanessa Schmidt
E Zach Dodson				

P - Present **E - Excused Absence** **A - Absent** **AL - Arrived Late** **LE - Left Early**

Guests (non-Quorum)

AGENDA MINUTES

No	Topic	Presenter	Done	Notes/Update
1	Review Previous Meeting Minutes from 03/05/2023 After review, it was moved and 2nd to approve the previous meeting's minutes. Motion Passed.			
2	Update from LMLS Staff a. NAR Executive Outreach Program to conduct MLS Training on the Clear Cooperation Policy. Presneted by NAR. b. Update on Paragon Test Site. The site testing will remain available until April 10th. c. Broker objection noted regarding the requirement to provide Non-Member LA or SA Info. It was moved and seconded to uphold the existing policy and require this information on all Sold Listings. Motion Passed. d. Open House Field for Hosted By - Realtor.com will display this field for the LMLS. Staff will reach out to Paragon and Realtor.com to determine the mapping to point them to the field for display.			
3	Smart Home Rider to the Property Disclosure The Committee was provided with 2 drafts of the Smart Home Rider to the Property Disclosure. Several changes were noted, including some basic edits for formatting/typos. As a result of discussion, Lindsay Landis agreed to edit the opening paragraphs for greater clarity, and she will provide to staff ahead of the next Board of Directors Meeting. At that time, the updated form will be recommended for approval.			

4 Seller Concessions for Statuses other than SOLD

This is the second time that this item has been discussed by the Committee. After discussion, Lindsay Landis offered to visit with an appraiser about this topic, and will report back to the Committee at the next meeting.

5 Video and Audio Surveillance

The Committee was provided with a short explanation for this agenda item, and the Committee will discuss this at the next meeting.

Having reached the end of the meeting, the Committee meeting was adjourned.

Meeting was adjourned at 2:30pm, with the next meeting day and time scheduled for April 17th at 1:00 pm.

Rob Hulse

Subject: Paragon Field Conversion - May 1-2, 2023

Paragon Field Conversion Implementation:

The testing is ending on April 12th. Paragon Developers have asked that we do the cutover on Monday, May 1st. The System updates will occur during overnight processing, and will display the changes the following morning, on May 2nd.

As a result of the proposed timeline, I will do the following:

- Block out May 1st to May 3rd on my calendar (with exception of May 3rd Board of Directors meeting) to address all MLS needs resulting from the cutover.
- Pull screenshots to support/describe/educate members on the changes.
- Produce a series of short videos explaining each change. I'll group related changes within each video.
- Produce a dedicated page on the LawrenceRealtor.com site to share all handouts and video supporting the changes.
 - Email will be sent to all MLS Subscribers with information and links to the handouts and videos.
- Update the **All-Fields Detail** and **Agent All Fields** reports so that the correct fields are displayed in the proper location on each report.
 - For example, range fields for **Age**, **Approx Ttl SqFt**, and **Approx Acres** will be removed from the top of the report, and replaced with **Year Built**, **Property Size Type - Lot Size** or **Total Acres**, and **Total Finished SqFt**.
- Additionally, I will update the following report views in those first two days of the cutover:
 - 2019 Agent Show Rpt (relabel as 2023 Agent Show Report)
 - 2019 Client Handout (relabel as 2023 Client Handout)
 - 2019 Custom Detail 1 (relabel as 2023 Client Handout)
 - 2019 Custom Detail 2 (relabel as 2023 Client Handout)

Here we go!!!!

Rob

Rob Hulse, RCE, AHW

Executive Vice-President

Lawrence Board of REALTORS®

Lawrence Multiple Listing Service

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Rob@LawrenceRealtor.com

LawrenceRealtor.com

Index of Data Feeds for Back Office Systems, Internet Database Exchange Websites, and Virtual Office Websites.

Last Update: 04.14.2023

Feed Types

bo = Back Office Data Feed

idx = Internet Database Exchange

vow = Virtual Office Website

Feed	Brokerage	Broker Name	Agent Name	Vendor	App Name/URL
bo	Berkshire Hathaway HomeServices First, REALTORS	Doug Bassett		HomeStory Real Estate Services, Inc. (old name: Vast.com, Inc.)	https://search.homestory.co/bhhsfirstrealtors
bo	BHGRE Kansas City Homes	Michael Belzer		MoxiWorks	https://kansascityhomes.com/
bo	Coldwell Banker American Home	Gary Nantz		MoxiWorks	www.cbkansas.com
bo	Coldwell Banker Uplife	Meredith Vertreese		IDC Global, INC	Market Reports
bo	Compass	Annie Premis		Compass Management Holdings, LLC	www.compass.com
bo	Keller Williams Integrity	Carl Cline		Terradatum, Inc.	Terradatum's Products
bo	Lawrence Board of REALTORS®	Rob Hulse		ShowingTime	Appointment Center
bo	McGrew Real Estate	Dennis Snodgrass	Erin Maigaard	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Steven Larue	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Emily Willis Stewart	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Kimberly Williams	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Jonathan Schwarz	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Karyn Davis	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Kelly Long	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Nick Lerner	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Patrick Dipman	Constellation Web Solutions	Top Producer CRM & Market Snapshot

bo	McGrew Real Estate	Dennis Snodgrass	Bailey Stuart	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Alejandra Guzman Carrasco	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	McGrew Real Estate	Dennis Snodgrass	Caren Rowland	Constellation Web Solutions	Top Producer CRM & Market Snapshot
bo	NextHome Professionals	Mary Froese		Inside Real Estate	COREPresent
bo	Offerpad Brokerage LLC	Martin Walsh		Offerpad	offerpad.com
bo	RE/MAX EK Real Estate	Aaron Sewell		Seventy3, LLC	RE/MAX App
bo	Stone And Story Real Estate Group LLC	Darin Stephens		Inside Real Estate	www.stoneandstory.com
bo	Ten-X, Inc	Jessica Figueroa		TEN-X	InternalUseOnly
bo	Zillow, Inc	Terry York		Zillow Inc.	zillow.com
idx	American Dream Realty	Holly Garber		iHOUSEweb	https://www.hollyshomeguide.com
idx	At Home Kansas	Rob Lang		iHOUSEweb	https://www.mokanhouses.com
idx	At Home Kansas	Rob Lang		Constellation Web Solutions	http://realty.com/overland-ks http://realty.com/lawrence-ks
idx	Berkshire Hathaway HomeServices First, REALTORS	Doug Bassett		HomeStory Real Estate Services, Inc. (old name: Vast.com, Inc.)	https://search.homestory.co/bhhsfirstrealtors
idx	BEX Realty, LLC	Jeff Ashby		BEX Realty LLC	https://www.bexrealty.com
idx	BHG Wostal Realty	Abbey Wostal		Anywhere Real Estate	https://www.bhgre.com/better-homes-and-gardens-real-estate-wostal-realty-43741c
idx	Coldwell Banker American Homes	Gary Nantz		Anywhere Real Estate	https://www.coldwellbanker.com/coldwell-banker-american-home-3048c
idx	Compass	Annie Premis	Larry Northrop	Luxury Presence	thenorthropteam.com
idx	eXp Realty	Chris Cribb	Karey Brown	Firepoint Solutions, Inc.	topekahomeadvisors.com
idx	eXp Realty	Chris Cribb		Inside Real Estate	lwe.exprealty.com
idx	eXp Realty LLC	Chris Cribb		eXp Realty	exprealty.com-zoocasa.com
idx	Home Buyer Nation, LLC	Dennis Carlson		Home Buyer Nation, LLC	hbnation.co
idx	Keller Williams Plaza Realty Partners, LLC	Randy Vanderpool	Chris Austin	Bluroof360	austinhometeam.com
idx	Keller Williams Realty Legacy Partners, Inc.	Kristin Johnson		Smarter Agent Mobile LLC	https://kwlegacypartners.yourkwoffice.com
idx	KW Integrity	Brenda Hanson	Jill Stueve	Bluroof360	yourlawrencerealtor.com
idx	McGrew Real Estate	Dennis Snodgrass	Thomas Howe	iHOUSEweb	https://lawrencerealestateagent.com
idx	McGrew Real Estate	Dennis Snodgrass	Lindsay Landis	Easy Agent Pro	http://lawrencehomefinder.com/

idx	Michelle O'Connor Real Estate	Michelle O'Connor		FNF RE Technology Holdings, LLC. (CINC and Real Geeks)	www.michelleoconnor.com
idx	Platinum Realty	Dennis Perkins		United Real Estate Holdings, LLC	UnitedPlatinumRealty.com
idx	R + K Real Estate Solutions	Ryan Desch		Constellation Web Solutions	http://totalexpert.net
idx	R+K Real Estate Solutions	Ryan Desch		Placester	www.exploringlawrence.com
idx	RE/MAX EK Real Estate	Aaron Sewell		Seventy3, LLC	remax.com
idx	Realty Executives - Hedges Real Estate, Inc.	Bryan Hedges	Randy Ham	iHomefinder, Inc.	TeamHam.com
idx	Realty Executives Hedges Real Estate, Inc.	Bryan Hedges		Realty Executives International	https://www.realtyexecutives.com/Office/Hedges
idx	Realty Executives, Hedges Real Estate Inc.	Bryan Hedges	Tanya Kulaga	iHomefinder, Inc.	SearchLawrence.com
idx	Redfin Corporation	Wayne Gray		Constellation Web Solutions	http://redfin.com
idx	Reece Nichols Real Estate	Kathryn Clark		Reliance Network	https://reecenichols.com/
idx	ReeceNichols Preferred Realty	Derek Deck		Ylopo LLC	https://thedeckteamhomes.com/
idx	ReeceNichols Real Estate	Kathryn Clark		HomeSpotter	https://app.reecenichols.com/
idx	Scott Harvey Real Estate Services LLC	Scott Harvey		iHOUSEweb	https://www.scottharveyrealestateservices.com
idx	Scott Harvey Real Estate Services LLC	Scott Harvey	Scott Harvey	iHOUSEweb	https://www.sharveyrealtor.com
idx	Ten-X, Inc	Jessica Figueroa		TEN-X	homesnap.com
idx	TEN-X, INC.	Arlene Richardson		TEN-X	homes.com
idx	The Gerety Group, LLC. DBA Pia Friend Realty	Michelle Gerety		iHomefinder, Inc.	piafriend.com
idx	Xome Inc	Andrea Conner		Xome	https://www.xome.com
idx	Zillow, Inc	Terry York		Zillow Inc.	trulia.com
idx	Zillow, Inc	Terry York		Zillow Inc.	zillow.com
vow	homegenius Real Estate LLC	Reba Saxon		homegenius Real Estate LLC (FKA Red Bell Real Estate, LLC)	https://homegeniusrealestate.com
vow	Zillow, Inc	Terry York		Zillow Inc.	zillow.com

Video and Audio Surveillance Best Practices

Lawrence Board of Realtors®

Kansas Law

Video surveillance is generally permissible. However, it is a criminal offense to use a concealed camera to secretly photograph or record a person who is in a state of undress, or under or through their clothing, without the consent or knowledge of that person, where there is a reasonable expectation of privacy. KSA 21-6101(a)(6). This is most commonly applied to prohibit recording in restrooms.

Audio recording is permitted in Kansas so long as at least one participant in the conversation consents to the recording. This extends not only to recording but to the use of any device which would allow a party to hear, amplify or broadcast sounds which would not ordinarily be audible without the use of the device. KSA 21-6101(a)(1), (4).

Best Practices for Sellers Agents

Require Sellers to disclose recording devices at the time of listing.

Be very cautious with audio recording.

One party consent requires that the consent comes from one of the parties participating in the conversation. Recording a conversation between an interested Buyer and their Agent when the Sellers are absent may not comply!

If a Seller is recording, give notice!

Include in the MLS.

Post a conspicuous sign during showings.

*Providing clear notice may constitute implied consent for recording.

Educate your Sellers

Warn Sellers of the limits of permissible recording and the need for disclosure.

Educate Sellers about Fair Housing. They may gain information that they may not legally consider by recording.

Best Practices for Buyers Agents

Notify Buyers of any known recording devices prior to showings

Counsel Buyers to assume they are being recorded during showings

Wait until after you leave the property to discuss interest in the property and any potential offers



8. OCCUPANTS OTHER THAN SELLER:

Check if the property is currently leased.

If the property, or any portion of the property is currently leased, and the lease extends beyond the closing date, on or before _____ (3 calendar days if left blank), SELLER shall furnish BUYER with copies of all leases, and records of all received rents and deposits paid. Buyer shall have three (3) calendar days from receipt of all leases and records of all received rents and deposits to CANCEL THIS CONTRACT by delivering written notice to SELLER of BUYER's intent to cancel in the form of a written contract cancellation agreement and, upon execution of the agreement, the Earnest Money Deposit shall be promptly returned to the BUYER and this Contract shall be deemed null and void. SELLER shall deliver and assign to BUYER all original leases on Closing Date. Advance rents, deposits and prorated rents will be credited to BUYER at Closing. BUYER shall assume

all obligations under the leases and indemnify and hold the SELLER harmless with respect to the BUYER'S performance under such leases.

If the property is currently leased and the lease terminates prior to closing, SELLER will provide written evidence of lease termination in lieu of copies of all leases, and records of all received rents and deposits paid within the time period in the paragraph above. Unless otherwise agreed, no new leases or modifications/extensions to existing leases will be negotiated and/or executed without the written permission of BUYER.

9. SELLER'S DISCLOSURE STATEMENT:

a. SELLER shall provide BUYER with the following disclosure statements, as applicable, prior to the signing of this Contract: Seller's Property Condition Disclosure Statement, Lead-Based Paint Disclosure, and Kansas Energy Efficiency Disclosure. SELLER verifies that the Seller's Disclosure Statement, executed concurrently with the Exclusive Right of Sale, is current and valid to date.

SELLER'S INITIALS

SELLER'S INITIALS

b. BUYER acknowledges receipt of the above applicable disclosure statements prior to, or concurrently with, signing of this contract.

BUYER'S INITIALS

BUYER'S INITIALS

10. HOME WARRANTIES AND HAZARD INSURANCE:

a. BUYER'S Warranty Plan (Check if applicable): SELLER or BUYER, at a cost not to exceed \$ _____ (amount not to include additional costs for SELLER'S coverage), agrees to purchase a homebuyer's warranty plan from _____ to be paid at closing. This plan is a limited-service contract covering repair or replacement of the working components of the Property for a minimum of one (1) year from the Closing Date subject to a per claim deductible of \$ _____. The (Check one) Listing Agent Selling Agent shall be responsible for making arrangements for the warranty plan and submitting required documentation to the settlement agent prior to closing.

b. By initialing below, both BUYER and SELLER are declining a warranty at this time.

SELLER'S INITIALS

BUYER'S INITIALS

c. Hazard Insurance: BUYER acknowledges that hazard insurance is available through various sources.

11. AGENCY DISCLOSURE: (applicable sections must be checked): SELLER and BUYER acknowledge receiving the "Real Estate Brokerage Relationships" brochure prior to their execution of this Contract. SELLER and BUYER acknowledge that the real estate licensees involved in this transaction may be functioning as SELLER'S agents, BUYER'S agents, Designated Agents, or as Transaction Brokers. Pursuant to the following disclosure:

(Listing Company) _____ (Name of Licensee) _____
is functioning as: SELLER'S Agent Designated SELLER'S Agent Transaction Broker

(Selling Company) _____ (Name of Licensee) _____
is functioning as: SELLER'S Agent Designated SELLER'S Agent Transaction Broker
 BUYER'S Agent Designated BUYER'S Agent

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Rob Hulse

From: Nicholas Lerner <nicholas@askmcgrew.com>
Sent: Tuesday, April 11, 2023 10:22 AM
To: Rob Hulse
Cc: cdrake@askmcgrew.com; Taylor LaRue
Subject: MLS Committee Agenda Item Request

Hello Rob, Cheri, and Taylor,

I'd like to request an agenda item on the docket for the MLS Committee that all references in Paragon to Master Bedroom and Master Bath be changed to Primary Bedroom and Primary Bath. Yes, I know this item was addressed through the DEI committee a few years ago and failed at the BoD level like 3 years ago, but I think it's time to readdress the item in light of keeping our terminology modern instead of using antiquated lingo.

To be clear, I don't think the use of "Master" is racist, offensive, or otherwise problematic. I just think that the use of the term is quickly becoming obsolete and the use of "Primary" has become the industry norm. If somebody called a bathroom a latrine, you'd look at them and wonder what kind of old timey old fart they are. I feel that we're slipping behind the times by continuing the use of Master Bedroom and Master Bath in our MLS software.

Please note my specific intentions in not bringing this request to the DEI committee and asking the MLS committee instead. I don't view this as a DEI issue.

Thank you for taking the time to consider my agenda item request.

Nick

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