



VOW Compliance

As you may be aware, on November 18th, 2008 the Department of Justice (DOJ) received court approval on its final judgment regarding the National Association of REALTORS (NAR) VOW policy. This ruling requires all MLS Associations/Boards to be compliant with the amended VOW policy by February 15, 2009. MLS Participants (Brokers and Agents), who wish to operate a VOW Web Site, have an additional 180 days after February 15 to become compliant with the policy.

Given the fact that there are many rules surrounding the VOW policy that dictate how and what type of information can be displayed and that the policy places most of the burden to comply with these rules on the owner/creator of the VOW site; it is strongly recommended that you take time to review the VOW policy in its entirety at http://www.realtor.org/law_and_policy/doj/nar_doj.

However, not all of the VOW rules can be addressed without an adjustment to the listing data displayed in the MLS system. Therefore, FNRES MLS has identified four additional fields that will be added to every class in the MLS to ensure you and your members are compliant with the rules set forth by NAR and the DOJ.

The four fields will be as follows:

- Allow Display for VOW
 - Yes/No
- Allow display of Address
 - Yes/No
- Allow AVM display
 - Yes/No
- Allow Consumer Comment
 - Yes/No

Note: These fields will also be available for inclusion in system exports and RETS Feeds.

In accordance with the ruling by the DOJ, all of these fields will default to Yes for both new listings and existing listings, as all listings will be included in a VOW unless the Seller specifically states that they do not want their property to show on the internet. **VOW does not allow for Broker Opt Out of listings.** Please note, Paragon will not perform any filtering on this data. It will be the responsibility of the website owner and or operator to filter listings that should not display on a VOW site or that should not display the address of a particular property on a VOW site.

FNRES recognizes the importance of the DOJ ruling and will include these new VOW data fields with the Paragon 4.1.5 release to all of our customers on March 3rd to ensure compliance with the VOW policy. In the interim, if an MLS receives a request for the inclusion of these fields for VOW compliance prior to the March 3rd release, Fidelity will add these fields to accounts on a case by case basis. Contact your SSM for further details regarding the requirements for the setup of these fields.

Detailed information regarding the NAR-DOJ settlement details can be found at the following site:

http://www.realtor.org/law_and_policy/doj/nar_doj

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