



May 20, 2016

The Real Estate Company, Inc.
James Weix
734 Colorado Avenue,
Stuart, FL 34994

Dear Realtor® MLS Participant Weix,

In a recent RAMC audit of the Multiple Listing Service (MLS), it was discovered there are offices within the territorial jurisdiction of RAMC that are out of compliance with the MLS Rules and Regulations. As defined in the bylaws, the territorial jurisdiction of the Realtor® Association of Martin County is all of Martin County lying North of Bridge Road, West to County Line and East to the Atlantic Ocean.

Our goal is to assist those offices in becoming compliant so as to protect the integrity of the rules and of the Multiple Listing Service itself. Some of the offices determined out of compliance were small, some were mid-size and some were large firms. Overall, it is a very small percentage of those participating in the MLS as a whole, so we are confident we will be able to bring everyone into compliance in a relatively short period of time.

The MLS Rules and Regulations, Section 6 (b) states:

(b) Recurring Participation Fee: Each Participant and Subscriber [salesperson] and licensed or certified appraiser who has access to and use of the Service, whether licensed as a broker, sales licensee, or licensed or certified appraiser who is employed by or affiliated as an independent contractor with a Participant shall pay in advance to the Association Office, the fee established by the Board of Directors. Ultimate responsibility for Subscriber's recurring participation fee is the responsibility of the Participant.

In other words, when the Participant elects to participate in the RAMC MLS, and their office's physical location lies within the territorial jurisdiction of RAMC, then all of their licensed salespersons must also participate as Subscribers and pay the recurring participation fee and abide by the MLS Rules and Regulations.

Diane Mosley, Director of NAR's policy department explains: The fact that some licensees do not use the system isn't determinative of whether all licensees may be charged, it is the fact that they can use the service given their affiliation with the Participant.

Diane further explains that in addition to Section 6, the latter half of Policy Statement 7.42 found on page 10 of the *Handbook on Multiple Listing Policy* makes it clear that if a firm has multiple offices within the jurisdiction of the MLS, the MLS can charge all the offices.

You are receiving this letter because one or more of your offices has been identified as non-compliant with the MLS Rules and Regulations. In an effort to assist you in becoming compliant, attached is a list of all sales licensees affiliated with you as the Participant, and highlighted, are those licensees who are not paying the Subscriber recurring participation fee.

In an effort to resolve this issue in a timely manner, the Board of Directors has voted that all MLS Participants shall be in compliance no later than July 1, 2016. And in an effort to assist those sales licensees who are not in compliance at this time, the fee to become an MLS Subscriber will be the July pro-rated fee of \$224.25. Also attached, for your convenience, is a RAMC MLS Subscriber Application. The application must be completed by each new Subscriber so their information can be entered correctly into the MLS.

MLS Subscriber Applications and payment can be mailed or dropped off to the association office. They can also be e-mailed to membership@ramcfl.org and upon receipt we will contact the applicant for their credit card information.

Effective August 1, 2016, offices who are not in compliance with the MLS Rules and Regulations may be suspended from the MLS for failure to pay service charges. A Board MLS is not obligated to provide MLS services, including continued inclusion of the suspended Participant's listings in the MLS compilation of current listing information.

We appreciate your cooperation and willingness to comply with the MLS Rules and Regulations in a timely manner. Compliance ensures the integrity of our Multiple Listing Service.

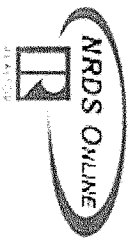
If you believe we have identified your office in error, or if there are agents on the list that are no longer associated with you, please let us know.

Thank you.

Respectfully,



Janet O'Brien, RCE
Chief Executive Officer



[Return to Realtor.org](#) | [Return to Main Menu](#)

[Find a Member](#) | [Find an Office](#) | [Find an Association](#)

[Return to Information Page](#)

Member List for office: **The Real Estate Company, Inc.**

Jim Weix

Marisa Moleiro - 70002790

Page 1 of 1

Member ID Member Name Status Type Office Name City, State Association

PRIMARY

279503984	Albert, Julie L ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279062796	Aleks, Elisabeth J ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279062556	Allen, Robert A	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
276539041	Aves-Gonzalez, Lester E	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279062642	Bevilacqua, Marie C ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
276535700	Boudreau, Douna E	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279062363	Burrell, Gregory A	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279062517	Cartagena, Zipora ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279061789	Colletti, Lisa J	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
272020047	Fairtracoe, Cynthia A	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
263000880	Gelinas, Patricia A	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
276552431	Goebel, Donna L	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279060396	Good, Patricia G	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
278049340	Johnson, Ray	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF GREATER FORT LAUDERDALE INC
279060964	Kent, Alice A ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279062716	Kunkle, Mark A ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279062436	Laino, Joseph M ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279060848	Lainman, Stephanie ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
279061170	Osberg, LuAnn A	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
276637570	Petrick, Jeff D	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279062326	Pugstley, Dennis A ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
81892720	Ricker, Cindy M	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279061681	Rocco, Pamela S	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279061757	Sanders, Michael M	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
263001558	Walley, Brady L ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC
90049507	Weix, James L ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF THE PALM BEACHES INC
279061952	Wormmester, Larry A ✓	Active	REALTOR®	THE REAL ESTATE COMPANY, INC.	Stuart, FL	REALTOR® ASSOCIATION OF MARTIN COUNTY INC

Page 1 of 1



MLS SUBSCRIBER PARTICIPATION AND RECIPROCAL ACCESS AGREEMENT

Name as shown on License: _____ License #: _____

E-Mail: _____ NRDS # (NAR ID) _____

Cell Phone: _____ Office Phone: _____

Firm Name: _____ Office NRDS# _____

Firm Address: _____

I agree as a condition of participation in the MLS to abide by all relevant bylaws, rules and regulations and other obligations of participation, including payment of fees. I further agree to be bound by the Code of Ethics on the same terms and conditions as association members, as established in the NAR Code of Ethics and Arbitration Manual, including the obligation to submit to ethics hearings and the duty to arbitrate contractual disputes with other REALTORS® participants in accordance with the established procedures of the association. I understand that a violation of the Code of Ethics may result in suspension or termination of MLS rights and privileges and that I may be assessed and administrative processing fee not to exceed \$500 which may be in addition to any discipline, including fines that may be imposed. No refund.

I agree to abide by the Lockbox Rules as listed below:

No key access or shackle code shall be used nor shall any key access or shackle code be loaned to any person for purposes of entering a property on a lockbox or any other key or lockbox function other than the authorized Lease key holder.

No Key Holder may enter any property without notification to, and express approval of, the listing Broker or Agent unless the published MLS Database indicates otherwise.

No Key Holder may attach, mark or in any way disclose the PIN number on any lockbox key, PDA or shackle code on the lockbox.

Violation of these Rules may be subject to penalties including loss of Access privileges.

I also agree to immediately notify RAMC and RMLS of any change in status, name, address, phone, fax, office, or keypad number/PIN code.

Dated: _____ Signature: _____

MLS Matrix Class: MLS Participants/Subscribers may obtain a User ID and password for the MLS system as soon as their application is processed. Classes are offered monthly – please check the education calendar at www.ramcfl.org.

MLS Membership (Billing year = April 1- March 31)

MLS Fee (July pro-rated) \$ 224.25

MLS Website – <http://ramc.mlsmatrix.com> Help desk 888-825-5472

ID: Your license # (numbers only) Password: x1n1d8

Once logged in, change password under: tools>settings>change password> to something you will remember

RAMC Website – <http://www.RAMCfl.org>

ID: Your license # (numbers only) Password: _____ (please select a 5-character password)