



Unreported Agent & MLS Waiver FAQs

- **Why do I need to sign this waiver now?** NAR policy 7.42 allows agents to belong to any MLS where their broker belongs as long as each broker signs a waiver acknowledging that they are purchasing MLS services elsewhere.
- **What is the deadline?** We are asking that the waiver be accepted, and the Realtor® memberships be completed/licenses inactivated by May 31st.
- **I can't make that deadline; can I have an extension?** If you need additional time to clean up your roster one of our staff members at Membership@rworld.com or 561-585-4544 will work with you on a new deadline.
- **(Broker/Admin) I have agents leaving the business, what do I do?** Inactivate the agents on DBPR and notify our Membership team so we can update our records.
- **I don't want to waive all of the agents on this list, how can we change it?** Once you login and access the Waiver tab (broker account only) you will be able to waive or deny each agent individually. Agents you deny will either need to join or be removed from your roster.
- **What exactly am I waiving?** If the agent belongs to another MLS you are waiving their requirement to join BeachesMLS. You are also certifying that these agents will not access the BMLS system or services. If they do, you acknowledge that you will be responsible for their retroactive MLS dues.
- **What is Board of Choice and MLS of Choice?** Both of these options allow the agent to choose where they want to purchase Realtor® and/or MLS membership from, as long as their broker holds membership there.
- **What happens if I do not update the list or sign the waiver?** You are responsible for the Realtor and MLS dues of all agents licensed in your office. If the appropriate steps are not taken, the agent fees are assessed to your account.
- **My agents are practicing Commercial Agents, is there a different process for them?** No, you can waive MLS requirements for your commercial agents on the same page. Just choose Commercial and then accept the terms of the waiver.
- **What is the difference in requirements between a Realtor® membership and MLS subscription?** Per NAR, Primary brokers are responsible for ensuring that all of their licensed agents belong to a board of Realtors®. While MLS brokers are responsible for ensuring their agents belong to an MLS. If the agent belongs to a different MLS, NAR allows them to sign a waiver which absolves them of the requirement to join any other MLSs and holds the broker responsible that the agent will not access that MLS.
- **What happens if any of the agents that are included on the MLS waiver access BeachesMLS database?** A sum equal to the actual fees that would have been incurred retroactive to the effective date of such exemption will be assessed to your account.
- **Some of these agents are not practicing real estate, can they keep their license active, or do they need to inactivate?** If you have a referral office, you can move their license into that company to avoid the board and MLS membership requirements. Note agents in referral brokerages can only accept referral fees.
- **What is the purpose of all of this?** NAR requires that active agents in your office belong to a board and an MLS where you belong. Cleaning up your DBPR roster ensures that you don't become responsible for any additional fees. It is also important to keep clean records, so you do not risk agents accessing the system without an active license, sharing logins or posing a risk of a fine against your office.