

Ask Technical Terry: Watch List, RMLS™ Rules Resources



Ask Technical Terry is a series RMLS™ aims to offer once a month. RMLS™ subscribers will drive the content—submit any question about RMLS™ to Technical Terry in the comments or by emailing communications@rmls.com. Don't be shy—we won't identify you by name.

Dear TT,

I am S000000 frustrated! I was watching a property using the new Watch List feature on RMLSweb. I have a client that was interested in purchasing it if it ever hit the market again. Well I found out today that not only did it come on the market but it's already pending! What gives? Why was I not notified? I have a very upset buyer!

Watching for Nothing

Dear WfN:

You did not mention *how* you were watching the property—MLS number or Tax ID—but based on what happened, I suspect that you were watching the MLS number for an off-market record of the property.

The way Watch List works, it's looking for activity on either the MLS number or Tax ID. Since the MLS number you were watching was off-market it would never have any additional activity to trigger a Watch List notification. You should always watch the Tax ID number if the property is in some off-market status. That way if the property is relisted, you will be notified immediately.

Sorry to hear about your lost sale, WfN! Now that you know the

crucial difference between watching a MLS number and a Tax ID, I'll bet you'll never have this issue again.

Technical Terry

Hello Technical Terry-

The other day I got my very first Watch List notification—a property on the Oregon Coast that had just gone on the market. The only trouble is, I don't know why I was watching it! Was I just testing the system? Was it for a past client who was looking for a vacation home? Was it for a prospective client? I just don't remember! Can RMLS™ help?

Laurie in L0

“L-0,” Laurie! (See what I did there?)—

One enhancement request we've heard from more than a few RMLS™ subscribers is to add a notes field for each Watch List item. Any notes the user enters could help jog his or her memory about why the property is on the list. If the Tax ID number you're watching comes back on the market in two years (or more!), will you remember why you were interested in it? Other RMLS™ subscribers have expressed their desire for some kind of reference point.

Our development team has been super busy lately with the RMLSweb forms change project and the new mapping module but once they get some breathing room I suspect you'll see this feature added to Watch List.

Terry on the WWW

Greetings, Technical Terry:

I'm new to RMLS™—I just moved to the Portland area from

Arizona. Can you tell me about how the rules are different at RMLS™ compared to the market where I spent the last ten years? One of my coworkers told me that branded tour videos aren't allowed on RMLSweb which is much different than what I'm used to. Where do I start to learn how things work in my new market?

Eager Beaver

Greetings, Eager Beaver:

Welcome to the Pacific northwest! And what a refreshing, proactive approach to learning about your new market. It's true, Section 3.24 of the RMLS™ Rules and Regulations prohibits personal advertising and branding in listing information, which includes video and virtual tours—so your education is already underway.

If you're specifically looking for a rundown on RMLS™ rules, I'd recommend attending the RMLS™ Rules and Regulations class offered at RMLS™ offices. If one of the scheduled classes is inconvenient for you, RMLS™ trainers can also come to an office meeting to present a class! Just email training@rmls.com or call (503) 236-7657 to set up an appointment.

Even after you take the class the RMLS™ Data Accuracy team is here to help you navigate the RMLS™ Rules and Regulations. They field questions from RMLS™ subscribers every day about the rules and the listing data on RMLSweb. They can be reached via email at dataaccuracy@rmls.com or call (503) 236-7657.

That should be enough to get you started, Eager Beaver, but I would be remiss if I didn't gently suggest having a thorough read of the RMLS™ Rules and Regulations yourself to see what you find. A direct link to the document can be found on the RMLSweb desktop page under the Links menu in the left sidebar. You'll be an expert on your new market in no time!

Technical Terry