CMLS Data Feed Policy

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Consolidated Multiple Listing Service, Inc.
138 Westpark Blvd Columbia SC 29210
Phone: (803) 799-7167
Email: support@columbiamls.com

The purpose of CMLS's Data Feed Policy

CMLS recognizes that there are a myriad of new products and services available to our members that often leverage listing data that originates within the MLS. This document serves as a point of reference that describes exactly what CMLS data can be used, and how.

What types of data feeds will CMLS offer?

CMLS offers 4 types of data feeds. These are the Internet Data Exchange (IDX) feed, the Internal Broker (IBF) feed, the 3rd Party Media Outlet feed and the Offmarket/Sold data feed.

How is CMLS data delivered?

CMLS uses RETS to deliver feed data. We strongly recommend working with an experienced, reputable provider with strong competency of RETS. CMLS does not provide frameable links. For more information on RETS you may go here: http://paragonconnect.paragonrels.com/rets/rets-faq. Vendors with technical questions may pose them here: http://vendorsupport.paragonrels.com/questions/.

What is an IDX feed and how do I get one?

The IDX feed is the feed that CMLS makes available to Member Companies so that they and their agents may advertise all of the listings in the MLS on their websites. To gain access to the IDX feed, the Member Company Broker-in-Charge would need to work with their chosen IDX website vendor to complete the IDX feed contract and return it to CMLS. There is no charge for an IDX feed. The only acceptable use for an IDX feed is to power a public facing website to market CMLS listings.

To obtain an IDX feed, the Broker-in-Charge[*] will need to complete their portion of the IDX agreement and send it to the IDX vendor. The IDX vendor will complete their portion and send it to CMLS at support@columbiamls.com.

What is an IBF feed and how do I get one?

An IBF feed is designed to prevent agents from performing double data entry. The IBF feed will include 100% of the data points for only the requesting company's listings. There are no restrictions on how this data feed can be used.

To obtain an IBF feed, the Broker-in-Charge[*] will need to complete IBF agreement and send it to their product vendor. The product vendor will send it to CMLS at support@columbiamls.com.

What is a 3rd Party Media Outlet feed and how do I get one?

The data set for the 3rd Party Media Outlet feed is the same as that for IDX. The purpose of the 3rd Party feed is to provide data to entities outside of the MLS that wish to display CMLS listings. There is a $200 setup fee for this feed.

To obtain a 3rd party media outlet feed, the media outlet will complete the 3rd Party Media Outlet agreement and send it to CMLS at support@columbiamls.com. CMLS will then invoice the media outlet for the setup fee.

What is an Offmarket/Sold data feed and how do I get one?

The Offmarket/Sold data feed contains the same data set as IDX, but also includes offmarket property data going back up to 3 years. This type of data feed requires a Member to initially sponsor the vendor requesting the access. The vendor must alert CMLS when there are no active CMLS clients so the feed can be terminated.

To obtain an Offmarket/Sold data feed, the Broker-in-Charge[*] will need to complete their portion of the Offmarket/Sold agreement and send it to the product vendor. The product vendor will complete their portion and send it to CMLS at support@columbiamls.com.

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[*] For companies with multiple offices, only one Broker will handle IDX authorizations for all the offices.

CMLS Sold/Offmarket Feed Agreement

SOLD/OFF MARKET DATA AGREEMENT
(Applies to sold data)

The following agreement sets for the terms and conditions whereby the recipient of Consolidated Multiple Listing (CMLS) data can be accessed electronically by the recipient. The recipient's name and pertinent other data will appear at the end of this agreement.

1. An approved recipient that wishes to gain access to CMLS off-market data must notify CMLS of its intention to act upon the approval at least 10 days in advance of receiving the data and must make its service which employs the data in any form or fashion directly accessible to CMLS for purposes of monitoring/ensuring compliance with the policies which appear in this agreement.

2. The data provided hereunder shall not be made available to the public and may only be used to power products delivered to CMLS brokers and agents.

3. There can be no public display of off-market data linking specific properties to any identifiable characteristic of the property, including, but not limited to, address, geographic location, tax map number, or MLS number, or to sold price or sold date.

4. The data feed provided by CMLS to the recipient can be discontinued at any time for any reason CMLS deems valid or for no reason at all.

5. If data is not contained in the most recent data feed from CMLS to the recipient, it must be destroyed by recipient. This provision also applies should the feed be terminated.

6. A recipient must be sponsored by a member of CMLS in good standing.

7. Recipient must keep an accurate record of clients and service URLS and provide same to CMLS upon request. Any media outlet must make its site and services available to CMLS for monitoring.

8. Recipient must notify CMLS when it no longer has active CMLS member clients.

9. Recipient must clearly state the intended purpose of receiving the data, make products available to CMLS for audit/review and ensure product statement is current. It shall also provide advance notice and review before initiating any new products.

10. No portion of the data received from CMLS shall be used or provided to a third party for any purpose except as provided elsewhere in this policy or elsewhere in the rules and regulations of CMLS.

11. Off-market data will go back to January 1st of the year 3 years prior to the current calendar year.

_____
(CMLS Member Company)

By:_____

(BIC signature)

its_____

_____
(Vendor)

By:_____

(Vendor Signature)

its_____

_____, 20_____