January 5, 2001
(updated 10/15/08)

In May of 2000 the National Association of REALTORS® adopted a policy known as Internet Data Exchange **(IDX)**and required MLS's to implement this policy not later than January 1, 2002. Sandicor, Inc. will be implementing the Internet Data Exchange program (sometimes referred to as Broker Reciprocity) beginning on January 31, 2001. This is a program where brokers give each other permission to display their listings on each other's web sites. Brokers who participate in this program can display the active listings of other brokers who participate in the program. Your listings can be included in the Broker Reciprocity program even without having your own website.

The purpose of Broker Reciprocity is to empower Real Estate Professionals to deal with the real estate consumer of the future and to put you at the beginning of the transaction. Sandicor participates as a " data content provider" to several non-brokerage web sites for the purpose of advertising listings to the general public. Examples of these non-brokerage web sites are realtor.com, homeadvisor.com, and homeseekers.com. Sandicor will continue to provide advertising opportunities through these non-brokerage sites.

The **IDX** program (aka Broker Reciprocity) applies only to Internet display. Current MLS Rules and Regulations require Listing Broker permission for other forms of advertising (Section 12.8 and 12.9).

How do I participate in Broker Reciprocity?

Participating in Broker Reciprocity couldn't be easier. Sandicor will maintain a Broker Reciprocity flag in every office file to denote whether the Brokerage is opting in or out of the Broker Reciprocity Program. You are automatically enrolled in the program by being a Participant member of Sandicor, Inc., the San Diego County Regional Multiple Listing Service. If you do not want to participate in the Broker Reciprocity Program you must do one of the following:

1. Complete and sign the OPT OUT Broker Reciprocity form enclosed and send it to:
   Sandicor, Inc.,
   Atten: Broker Reciprocity
   5414 Oberlin Dr.; Suite 150
   San Diego, CA 92121
2. FAX your completed and signed OPT OUT Broker Reciprocity form to:
   Sandicor at 858-622-6222.

OK, I'm in the program, how do I get the data to my web site?

Sandicor uses a RETS access to get all Broker Reciprocity data available for download to your web site. By being a Participant in good standing you may request RETS IDX access from our IDX Department. Once you have completed the application, you (or your web consultant) will be set up with an access account. The data on this server will be updated at least daily.

What are the MLS rules and regulations that govern broker reciprocity?

Section 12.16 of the Sandicor MLS Rules and Regulations have been modified as of January 2001 to incorporate the appropriate language for Broker Reciprocity. 12.16 is entitled Use of Active Listing Information on the Internet. A copy of this rule change is published on the Sandicor website at www.sandicor.com. 12.16 completely replaces the old Section 12.16 found in the rules dated August 2000. Section 12.16 explains the requirements of data display and frequency of updates for Broker Reciprocity. Please look for the latest updates of all the MLS rules and regulations published on Sandicor's website.

Fees?

There are no additional fees to participate or receive a data feed from the Sandicor MLS provided you use our standard RETS interface. Sandicor may however charge additional fees if you require a customized interface for your brokerage.

We are very excited about offering this program to San Diego County! Sandicor wants to empower our members to be, not only in the center of the transaction, but at the beginning of the transaction too. Please take the time to review the enclosed information and forms. Please return the OPT OUTBroker Reciprocity form **ONLY** if you are opting out of the program. If you desire access to the Sandicor RETS server please sign and return the enclosed RETS IDX Access Form. Remember to read the MLS Rules and Regulations, Section 12.16, as amended.

Best regards,

Ray Ewing
CEO