



## MLS Data Checker Q and A

- Q What is MDC?  
 A It is a tool used by the MLS Providers that validates the quality and accuracy of MLS data, and enforces the correction of violations as well as protects all parties from possible fair housing infractions.
- Q Whose idea was this?  
 A This was a concern that the NTREIS area brokers brought to their associations.
- Q Who is getting the money collected from the fines?  
 A The MLS Providers enforce the rules and collect the fines.
- Q Are some providers using this, while others aren't?  
 A All NTREIS area boards and associations are required to use this tool.
- Q What if I disagree with what MLS Data Checker has flagged?  
 A Contact your local MLS Provider. They have the power to waive/ignore infractions on a listing by listing basis.

- Q Who chose these flagged words?  
 A A committee of agents representing each MLS Provider and the Association Executives.
- Q Why were these words chosen?  
 A These words are based on the list of taboo words provided by the *Fair Housing Advertising Manual*.
- Q Can I use the Driving Directions field for overflow from the Property Description field?  
 A No. The same words will be flagged if found in Directions. Directions should be used to help agents quickly navigate to the property.
- Q What about Intra Office or Private Remarks?  
 A MLS Data Checker is checking the Private Remarks, but not the Intra Office Remarks.
- Q How do I get a word removed from the flagged word list?  
 A Contact your MLS Provider or User Committee Representative.
- Q Are any other MLS's using this product?  
 A Yes, the Austin Association is using it successfully.



## MLS Data Checker™

MLS Data Checker (MDC) processes listings after they are entered or modified in NTREIS Listings to help the MLS Providers enforce the rules and regulations. The quality and location of each listing is affirmed by the following process:

- Standardizing and verifying the Address, City, County & Zip Code
- Verifying the Tax Account Number
- Validating each listing for
  - MLS area
  - Mapsco Book and Page
  - School District
- Performing Searches for inappropriate words or phrases in the property description, private remarks, driving directions, and photograph description sections
- Re-verifying changed or modified listings
- Checking prompt entry of listings and the timely update of any listing status changes

If MDC flags a listing for violation an email notification is sent to agents and/or brokers as well as the MLS Provider. Agents and/or brokers can click the link within the MDC notification to view the details of the listing infraction(s). Replies to MDC notifications will be delivered directly to the MLS Provider.

**Listing Fields That Are  
These fields are checked by MDC and  
matched to the NTREIS Tax record**

Street Number	Street Name
City	County
Zip Code	Parcel ID
MLS Area	Map Book and Page
School District	

**MDC also checks the listing for prompt entry of listing and timely update of any listing status changes, as well as searching for inappropriate words or phrases in the remarks sections as detailed below.**

**Words and phrases Flagged in  
Private Remarks section**

able bodied	african	alcoholic
asian	bachelor	catholic
caucasian	chicano	chinese
christian	colored	couple
couples	empty nester	fsbo
handicapped	healthy only	hispanic
impaired	independent living	integrated
irish	jewish	latino
married	mature couple	mature individual
mature person	mentally handicapped	mentally ill
mexican	mormon	mosque
newlywed	no black	no children
no cripple	no deaf	no drinkers
older person	one child	one person
oriental	physically fit	puerto rican
retarded	seasonal worker	shrine
single person	singles only	variable commission
white only		

**Words and phrases Flagged in  
Property Description and  
Photo Description sections**

Telephone numbers in any format		
www	.com	.com.
.net	.org	@
able bodied	adden	adult community
adult living	adults only	african
agent	agile	alcoholic
appointment	approval requir	asian
bachelor	bonus	btsa
buyer's rep	call	catholic
caucasian	chicano	chinese
christian	colored	commission
contact	contract	couple
couples	dot	employed
empty nester	facsimile	fax
financ	fsbo	handicapped
healthy only	hispanic	http
impaired	incentive	independent living
integrated	irish	jewish
landlord	latino	married
mature couple	mature individual	mature person
mentally handicapped	mentally ill	mexican
mormon	mortgage	mosque
newlywed	no black	no children
no cripple	no deaf	no drinkers
older person	one child	one person
oriental	phone	physically fit
puerto rican	realtor	retarded
seasonal worker	short sale	shrine
single person	singles only	smoker
soc sec ins	tenant	unemployed
variable commission	website	white only

**Words and phrases Flagged in  
Driving Directions section**

Telephone numbers in any format		
www	.com	.com.
.net	.org	@
able bodied	adden	adult community
adult living	adults only	african
agent	agile	alcoholic
appointment	approval requir	asian
bachelor	bonus	btsa
buyer's rep	call	catholic
caucasian	chicano	chinese
christian	colored	commission
contact	contract	couple
couples	dot	employed
empty nester	facsimile	fax
financ	fsbo	handicapped
healthy only	hispanic	http
impaired	incentive	independent living
integrated	irish	jewish
landlord	latino	married
mature couple	mature individual	mature person
mentally handicapped	mentally ill	mexican
mormon	mortgage	mosque
newlywed	no black	no children
no cripple	no deaf	no drinkers
older person	one child	one person
oriental	phone	physically fit
puerto rican	realtor	retarded
seasonal worker	short sale	shrine
single person	singles only	smoker
soc sec ins	tenant	unemployed
variable commission	website	white only