



MLS® LISTINGS: EXAMPLES OF COMMENTS NOT PERMITTED IN PUBLIC REMARKS

The Public Remarks section of the MLS® Listing is to be used solely for the description of the listed property and must have a specific reference to the subject property (Section 2.02(d) of the Provincial MLS® System Listing Rules for Alberta REALTORS®).

Examples of Comments Not Permitted in the Public Remarks Section of MLS® Listing include, but are not limited to the following.

General:

- Self-promotion of the Member or their Brokerage
- Call to action to a REALTOR® or Brokerage including, but not limited to, e-mail addresses, URLs (website address), fax numbers or references to other “team members or REALTOR®”. (The Listing REALTOR® may include reference to visit the Brokerage or REALTOR’S® website [e.g. “visit REALTORS® website for more information.”])
- Reference to Virtual Tour information and electronic links to any other kind (including URLs if any).
- The Seller’s contact information

Specific to Showing Instructions:

- Easy to show only after 8:00pm
- Must make an appointment by phoning Larry at 000-0000
- Call for a viewing appointment
- By appointment only
- Showings by appointment
- Call for a viewing today
- For your private showing, please call Greg at 000-0000
- REALTORS®: Must have confirmed appointment
- Shift worker, so please call before showing
- Vacant on Key Box
- Must confirm appointment. Friendly Basset Hound Daisy
- Book an appointment today to view the many other extras this fabulous home has to offer
- Call today to schedule your viewing
- Please do not attempt to enter house
- Contact us to view
- Call the very nice Listing Brokerage to show anytime
- Vendor confirmation for all showings
- All appointments must be booked through REALTOR® as owners have young children
- Please call for all showings
- Arrange an appointment to see it today
- Call Lister for showings re: alarm
- Go Direct
- Tenant occupied 24-hour notice required, but some exceptions may apply, contact Lister
- No Sunday Showings
- Book your viewing today
- No Showings after 7:00 pm



Specific to Web Site & URLs:

- For more pictures of this house visit: www.photos.com
- To see interior pictures, go to www.REALTOR.ca or my website
- For photos: click on my web site
- For an informative article on this community visit www.where.ca
- You can see lots of interior and exterior photos on this listing Associate's web site
- Small baby. www.homesaregreat.net
- Go to www.johnsmith.com/lake.jpg to see maps
- Out of town interest can visit my web site for toll free number and more photos
- View Virtual tour web site at www.johnsmith.com
- See web site for interior photos

Specific to Promotional Remarks:

- Call Jane at 000-0000 for more info
- Call for your personal tour and find out how to qualify for an additional 5000 Air Miles Draw
- Call today before it's gone tomorrow
- Call today
- A low interest mortgage? We have a mortgage at 4.9%, ask for details
- For detailed information, please contact Tom or your Associate
- Detailed info package available from Lister
- Let us show you
- Call now to be the first
- Call John Smith for the four-page list of features and upgrades
- Call before it's gone
- Complete list of upgrades available upon request
- It is a great time now to own your own home with no down payment. Call a mortgage officer to qualify for 100% financing
- John Smith sells homes
- Take the tour and call to view this fabulous property
- To help you qualify, call today
- Attention REALTORS®: 10k home
- Don't miss out, call today
- Call John Smith NOW to view this or other great money-making properties
- Shop and Compare, then get back to me before it's too late
- Check out our web site www.johnsmith.com or call us at 000-0000. We would love to set up your private viewing and help you with all the financing details as well as guide you through the entire buying process. Call us today for all the details on this and other great homes that will just fit your needs. If you would like a free market evaluation or home buyer consultation, please call at the numbers above. Thank you for checking out our listing.
- Have you ever told a REALTOR® to call you with a good deal? I'm calling
- Proudly offered by John Smith for only \$500,000



Other Comments Not Permitted:

- REALTORS® - check private comments
- REALTOR® has list of items to be finished
- Seller Direct
- Brokerage A is not an agent for the selling property and not responsible for any commissions or fees being paid to for any information contained in the listing
- Brokerage A is not an agent for the selling property and not responsible for any commissions or fees being paid to the Buyer's Agent
- REALTOR® is not available on Sundays
- Complete list of upgrades available upon request
- Seller's Rights Reserved
- Mere Posting
- All information/measurements to be verified by buyer or buyer's representative
- As Is Where Is
- No Warranties or Representations made