Article 05.04: Listing Types Not Accepted

Last Updated: October 26, 2026

Stellar MLS does not accept the following types of listings. If a Stellar MLS Participant or Subscriber takes one of these listings outside of the MLS, these listing types would not be subject to Article 5.01 of the Rules and Regulations.

A. Net Listings:

A Net Listing is an agreement to pay the owner(s) of record a “net” price for their property regardless of the sales price

B. Open Listings:

An Open Listing is expressed or implied. Since it is not in writing, it does not include authorization to cooperate and compensate other brokers and offers a disincentive for cooperation.

C. Assignable Contracts:

Listings where the Listing Agreement is with a pending purchaser who is under contract to purchase the property but has not yet closed.