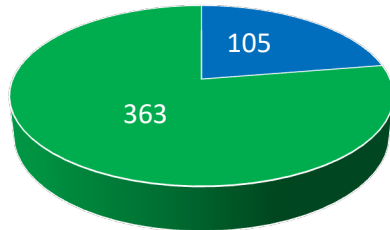


Professional Standards | Quarterly Reporting | Q1 2026



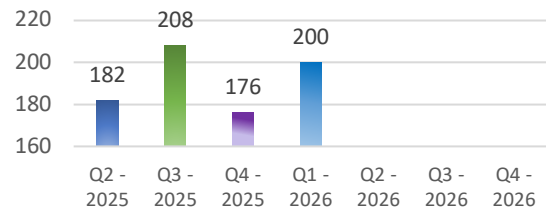
Data Integrity

Corrections to MLS® Data



■ Member Reported ■ Board Initiated

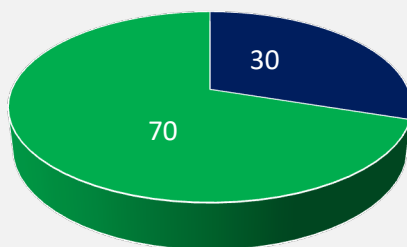
Member Reported Potential Data Infractions



Most common reported errors are as follows:

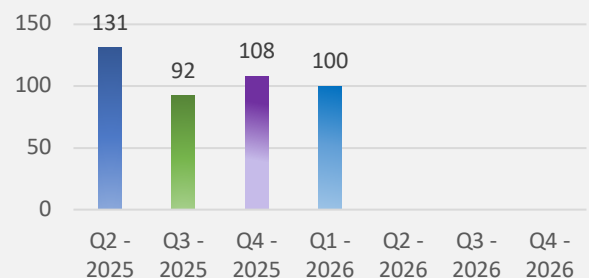
- Brokerage sign in photos.
- Status updates.
- Bedrooms listed above grade when they are below grade.

Listing Audits



■ Listings Reviewed Without Error ■ Correction Notices Sent

Total Audits Completed



Most common issues with audits:

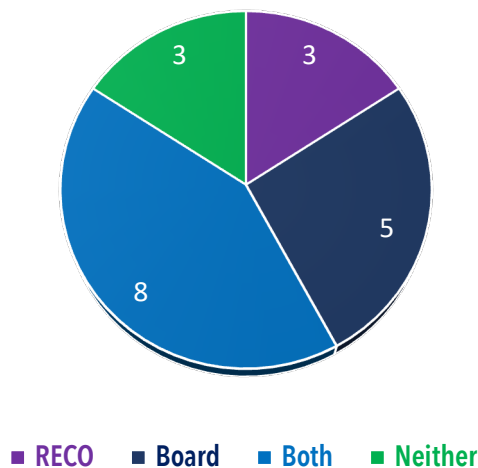
- Commission to co-operating brokerage does not include the value indicator on the MLS® listing i.e. %, \$
- Branded URL's located in the Unbranded URL field.
- Fronting On field inaccurate (side of the road the property is located on).
- Zoning field entered inaccurately.
- Legal Description not entered into field.

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Complaints

Complaint Received
Jurisdiction



Common Rule Breaches:

CREA REALTOR® Cooperation Policy

2. Within three (3) days of Public Marketing, REALTORS® must place the listing on an MLS® System for cooperation with other REALTORS®.

The following listings are exempt from the requirements of paragraph 2 above:

- a. Commercial property listings (i.e., business properties, agricultural properties);
- b. New construction listings in developments with multiple properties or units (i.e., residential development projects, condo development projects); and
- c. Rental property listings.

PropTx MLS® Rules, Article 6 – Showings and Appointments

6.02. Subject to the terms of the MLS® Listing Agreement, all appointments with the Seller to show or inspect an MLS® Listing shall be made through the Listing Brokerage or as indicated on the MLS® System.

6.04. Subject to the terms of the MLS® Listing Agreement, a Member who is unable to keep an appointment to show or inspect an MLS® Listing shall immediately advise the Listing Brokerage prior to the appointment, who shall in turn immediately advise the Seller or occupant. In instances when the Listing Brokerage is unable to keep an appointment to show or inspect an MLS® Listing, the Listing Agent shall immediately advise the Member who has the appointment, prior to the appointment, who shall in turn immediately advise the prospective Buyer.

6.05. Unless otherwise agreed to in writing by the Seller, a Listing Brokerage shall ensure that a Registrant accompanies a non-Registrant during the entire period said non-Registrant is at the property and only during the agreed upon period. The Co-operating Brokerage shall be responsible for verifying the identity of its own client prior to booking an appointment to show or inspect an MLS® Listing.

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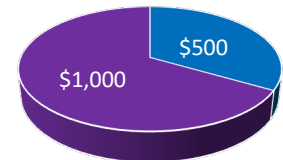
Special Administrative Penalties | 4 Fines Assessed

A Special Administrative Penalty was assessed for a Breach of PropTx MLS® Rule 3.14 (Listing Information and Attachments)

3.14

An MLS® Listing Agreement shall run for a period of not less than sixty (60) days from the Commencement date

Listing Information and Attachments



■ First Breach ■ Repeat Breach

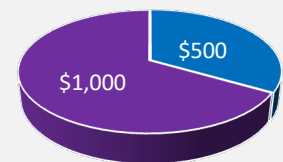
3 Special Administrative Penalties were assessed for a Breach of PropTx MLS® Rule 6.04 (Showings and Appointments)

6.04

Subject to the terms of the MLS® Listing Agreement a Member, who is unable to keep an appointment to show or inspect an MLS® Listing shall immediately advise the Listing Brokerage prior to the appointment, who shall in turn immediately advise the Seller or occupant.

In instances when the Listing Brokerage is unable to keep an appointment to show or inspect an MLS® Listing, the Listing Agent shall immediately advise the Member who has the appointment, prior to the appointment, who shall in turn immediately advise the prospective Buyer.

Showings and Appointments



■ First Breach ■ Repeat Breach



Arbitration

The Arbitration Roster Chair determined that the Arbitration Claim received in Q4 fell outside of OREB's jurisdiction and the file was closed.

One Arbitration Claim was received in Q1; however the matter was settled prior to mediation.



Offers to Settle | 2 Offers Accepted prior to Hearings Scheduled

1. PropTx MLS® Rule Breach 6.02: Article 6 – Showings and Appointments

Subject to the terms of the MLS® Listing Agreement, all appointments with the Seller to show or inspect an MLS® Listing shall be made through the Listing Brokerage or as indicated on the MLS® System.

Offer to Settle Accepted - \$300 Fine



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2. **PropTx MLS® Rule Breach 3.01: Listing Information and Attachments:** Members are responsible for the accuracy of all information submitted to the MLS® System including photographs and all documentation. No language in the MLS® Listing shall be used to override or diminish this responsibility. The Association is not obligated to or responsible for reviewing the accuracy or propriety of any MLS® Data Information Form, MLS® Listing Agreement or Document Attachments. Members must immediately correct any inaccuracy and notify the Association when necessary.

PropTx MLS® Rule Breach: 3.02: Listing Information and Attachments: By submitting an MLS® Listing to the MLS® System, the Member represents and warrants to the Association and to all Members that a valid, complete, and accurate MLS® Listing Agreement and Document Attachments that comply with the applicable requirements of the MLS® Rules is in effect between the Seller and the Listing Brokerage and that MLS® Listing is complete and accurate. The submission of a Listing to the PropTx MLS® System shall not affect the Listing Brokerage's ownership rights in the Listing Brokerage's MLS® Listing Agreement and Document Attachments with the Seller.

PropTx MLS® Rule Breach: 3.05: Listing Information and Attachments: Information published on the MLS® System shall relate directly to the listed real estate and the MLS® Listing Agreement. Public facing fields of an MLS® Listing shall not include any information that promotes goods and services, or any form of solicitation. Specifically, an MLS® Listing must not include any form of self-promotion of the Member or third-party information, including but not limited to, telephone number, email addresses, and website URLs with the exception that the phrases "visit my website for further information about this Listing" or "visit the REALTOR® website for further information about this Listing." The Brokerage Remarks field may include the name, address, telephone and/or email address or facsimile number of Member(s) to be contacted for more information concerning the property.

PropTx MLS® Rule Breach: 3.09: Listing Information and Attachments: A Member submitting an MLS® Listing or Cancellation or a suspension of an MLS® Listing to the MLS® System represents and warrants to the Association that the Member had been so authorized by the person(s) legally entitled to sell the property and agrees to indemnify and hold PropTx and the Association harmless from all claims of third parties if this is not the case.

PropTx MLS® Rules, Rule Breach 3.18: Listing Information and Attachments: In all instances when an MLS® Listing Agreement Commences, the Listing Brokerage shall process the MLS® Listing through the MLS® System by 11:59 p.m. the next Business Day following the Commencement date of the MLS® Listing Agreement.

PropTx MLS® Rules, Rule Breach 4.02: Listing Information and Attachments: The sale, lease or sub-lease of a residential or commercial MLS® Listing shall be reported by the Listing Brokerage through the MLS® System, whether conditional or firm, by 11:59 p.m. the next Business Day following acceptance of an Offer. Members shall not be permitted to avoid these notice obligations to the Association by, for example, cancelling an MLS® Listing between receipt (or anticipated receipt) and acceptance of an Offer, or encouraging a Seller to do so. A commercial sale, lease, or sub-lease price shall be Reported: a) Using the original unit of measure on the MLS® Listing; b) At the time of Reporting a firm transaction; or c) At the same time as Reporting a firm transaction, and request that the price be suppressed until after closing. All changes in the status of a Reported conditional sale on the MLS® Listing shall be Reported by the Listing Brokerage on the MLS® System by 11:59 p.m. the next Business Day following the change.

Offer to Settle Accepted - \$5,000 Fine