

IDX – Frequently Asked Questions (FAQ)

When do I need to complete the Third Party IDX Agreement?

When a person or company that is not a member of your staff will be pulling MLS Listing data on your behalf.

Who needs to sign the IDX Third Party Agreement?

The Designated REALTOR® (Broker) of the Member Office or in the case of a large multi office brokerage, a company officer, an authorized employee of the third party, and the CRIS Executive Officer. Note that if multiple third parties will be involved in this process for your brokerage, it is necessary to have all those who will be involved in the data transaction be noted on this form, accountable to CRIS and you (the broker) for their actions and sign off on the Agreement. Note that all signatures on the agreement must be “originals” on the final document, faxed or emailed agreements may be used to initiate the process, and however they must be followed up with a document having original signatures.

How do I get a login for the FTP or RETS Sites?

A member office’s Designated Realtor or a company officer legally in charge of the company or corporation may request an ID for either form of access from CRIS by sending a written request for the appropriate ID. Please note that anytime the ID is given to a third party, CRIS must be informed in writing the third party’s name and address as well as the name of the third party’s technical contact.

I am a branch “manager”, I can sign most CRIS documents and requests, why is my signature not acceptable for IDX and associated requests.

Per CRIS rules and regulations the “Broker” is the person that is responsible for each office or branch office in areas of service such as these and as such, must be the one approving documents and requests associated with IDX.

I want to send only my data to a third party; do I need to fill out a Third Party IDX Agreement with my vendor?

It all depends on how this data is extracted. In general a “Broker” may do with their own data whatever they please through their own efforts in extracting this data from the MLS. Example: A broker may export their own data from within the MLS and transfer it to their third party.

However, should your third party require direct access to MLS data, we recommend that a Third Party IDX Agreement be completed by all parties in order to protect all concerned namely you as the broker and our valued member. If completion of this type of an agreement is not possible, it is still possible to have a third party access data on your behalf. At this point, the only vehicle capable of this type of access is RETS and an Internet Permission form must be completed prior to giving a third party your RETS ID and Password.

I am an agent; I want IDX listings to appear on my web site, how do I do this?

Under rule 18.2, Agents are not permitted to use IDX. An Agent may, with the permission of their broker, display their own listings on their website. There is a smart frame link in “Modify Agent Information” in the MLS that offers the only way an agent may display their own listings on their web site. A broker may separately contract with the third party to pull their data to put on their agent’s website(s) and a broker may allow the agent to display all the listings of the brokerage on an agent’s web site. An agent’s site may link to their Broker’s site containing IDX Data, however under no circumstance is IDX data (other than that of their broker) to be displayed on an agent’s website and no IDX data will be feed to an agent’s website. Transfer types to obtain data for agent sites are smart frame (preferred), manual exports, and RETS (for Broker Data only)

Where is more information on IDX located at?

For more information or details, please consult Section 18 of CRIS rules and regulations.