



### **Comparable Sales Policy**

Comparable Sales are defined as MLS excluded properties, sold by TCMLS members that have been added to the MLS database for valuation purposes. Comparable Sales may be submitted at the option of the broker only if **ALL** the following requirements are met. Sold properties that do not meet all the requirements are not allowed for submission as comparable sales.

#### **Requirements**

- Sold in Tulare County area
- MLS Exclusion (MLSA) and Listing Agreement (RLA) submitted to the MLS within 1 business day of contract date
- Excluded from the MLS for the entire duration of contract
- No public marketing for property
- Submit as a closed listing within 30 days after close of escrow
- Include all standard required listing information (listing contract date, pending date, closed price, front exterior photo, beds, baths, sqft, lotsize, buyer's agent, etc)
- Public marketing remarks are not required but the AGENT REMARKS must include the verbiage: "Property was excluded from the MLS by seller and was not publicly marketed. Submitted as a comparable sale by broker in accordance with MLS rules and policies".