

Frequently Asked Questions About the Multi-regional MLS – SURGE

1. Why do we need to be part of a regional MLS?

First, many of our Brokers pay exorbitant fees to belong to several MLSs in the state. This consolidation will eliminate joining and recurring fees for our brokers who also belong or want to belong to the Northwest Ms MLS and the Gulf Coast MLS. Second, the larger the user number the more negotiating power an MLS has when dealing with product and service vendors. We'll have more negotiating power with an MLS of 4500 users than our current 1900 users. Better negotiating power could mean lower fees for better products and services. Third, MLSs are consolidating all over the country and the three MLSs involved in this expansion want to be in a position of strength to take advantage future opportunities that would benefit our members.

2. Why are we joining only with the Northwest and Gulf Coast MLSs? What about other MLSs in the state?

The leaderships of the three largest MLSs in the state were all looking for ways to offer better services to their members. They all knew that growth in numbers means more strength, they were all ready to jump on an opportunity to expand without wasting any time, and they all three had the financial ability to get the ball rolling. There will be opportunities once the new MLS is operational to invite participation by Brokers and MLSs in the state.

3. Will our fees go up?

The hope is that your fees will stay the same or decrease while offering better products and services due to having more users. The Surge Board of Directors will determine.

4. Will we have to change from Paragon to another system?

We don't know yet. The new Surge Board of Directors will vet all viable MLS systems available and select the one that offers the best products and services for the best price.

5. Can I list and sell in those other two areas?

Yes. Your license gives you the ability to list and sell in any county in Mississippi where you are geographically competent to provide the best services for your client. The expanded MLS jurisdiction will include the ability for you to offer and accept cooperation and compensation in those areas like you currently have in the CMMLS jurisdiction.

6. Does this mean the REALTORS® in those other parts of the state included in the new MLS can list and sell in our area?

Yes, so long as they are geographical competent to provide the best services to their clients. In reality, it probably won't happen often. REALTORS® will most likely continue to work in the areas where they have competence and expertise, but cooperation and compensation will be offered to all users of the new MLS.

7. Why the name Surge?

Because it was one of dozens of names vetted that was not already being used and that was not tied to any geographic area. The new MLS is being built for the future and it might grow over time to include areas outside Mississippi. There are some MLSs in the country that cover as many as 6 states. Surge in this context means the convergence of data or the bringing together of data.

8. Who will make decisions?

Decisions will be made by a new 9-member Board of Directors comprised of 3 representatives from each of the three REALTOR® Associations - equal representation. Our CMMLS Board of Directors will remain intact with a smaller number of members to serve a new purpose. Instead of operating an MLS with Participants and Subscribers they will manage assets, monitor reserve accounts, managing the distributions from the Surge LLC and manage the new facility on Sunnybrook Rd when complete. CMR will create new standing committee, the MLS Advisory Committee, that will provide input to the Surge Board of Directors.

9. Will any of our rules change?

They could. The Surge Board of Directors will review all rules, regulations, violation and fine structures and create those with the interests of all Surge Participants and Subscriber in mind.

10. When will the new MLS be launched?

Most likely in early 2021.

11. How will we pay MLS fees and how often?

The new MLS will most likely bill subscribers twice a year with due dates of April 1 and October 1. No more MLS fees due over the holidays! Most likely you will pay online only through a system similar to your CMR Member Portal.

12. Where will the MLS office be and who will I ask questions to?

The Surge MLS office will be located at the new CMR office on Sunnybrook Rd. That facility will be constructed over the next year. You will have access to the same MLS staff you talk to today as well as staff located at the other two service centers in Nesbit and Gulfport. All of the MLS staff at all three locations can help any subscriber with any MLS issue.