



**PUEBLO ASSOCIATION OF REALTORS, ® INC.**

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June 27, 2019

Notice to all REALTORS:

RE: OFFICIAL ANNOUNCEMENT REGARDING MLS-HOME INSPECTION POLICY CHANGE

This Letter of Notification serves as an OFFICIAL ANNOUNCEMENT of changes to our current policies and procedures regarding home inspections. This letter also serves as an opportunity to allow all home inspectors to modify their practices and procedures before being subject to a fine.

It was brought to the attention of the Board of the Association that potential buyers and/or current offer holders of homes being inspected, are being granted access to their potential residence without the accompaniment of the licensed buyer's broker or the licensed listing broker who are part of the transaction. This is a direct violation of the obligations of a keyholder. At no time should a potential buyer/offer holder be in a home without a licensed broker assigned to the transaction.

As a result of this information, the Board of Directors has adopted a policy modification that any home inspector allowing a buyer into a home unaccompanied by a licensed listing or selling broker, will be subject to a \$250.00 fine, per violation.

This policy is effective immediately. In order that home inspectors may have time to implement any changes in their practices, for a period of ninety (90) days from the date of this announcement fines will not be imposed, but compliance is still required. We believe that the ninety (90) days is sufficient time frame to allow the implementation of compliance with the policy. After the ninety (90) day grace period failure to adhere to the policy will be the basis for assessment of the indicated fine.

Pueblo Association of REALTORS®

Board of Directors

Signature \_\_\_\_\_ Date: \_\_\_\_\_