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Sent: Thursday, October 20, 2005 12:49 PM
To: ATR-Real Estate Workshop
Subject: Fair Competition

Real Estate is a competitive industry. It needs to stay that way to remain viable.

The MLS is not a public utility and ought not to be treated like one. Rather, the MLS is a cooperative, broker-to-broker offer of cooperation and compensation that help both brokers and customers buy & sell homes on a level playing field.

The uniqueness of the MLS is that it allows real estate brokerages of every size to compete effectively, fairly and equitably. It gives all of us access to an inventory of property listings that we are able to show and sell to our clients.

The MLS does not discriminate. All MLS members, clients and customers are treated equally, regardless of their size or their business model, and the rights of property owners and their listing brokers are respected.

The rules of the MLS achieve a delicate balance between respecting the rights of listing brokers so they will continue to be willing to contribute their inventory of listings and permitting cooperating brokers the ability to show those listings and be assured of receiving compensation if they bring about a successful sale.

The MLS is a database that Realtors and Real Estate Agents pay to have access to. It is unfair to give all agents access to MLS information without paying their fair share.

With the new state of Internet opportunities, the field is open for someone to create a National MLS System in conjunction with Local MLS Systems as long as they pay for the use of the Local MLS Providers. Please continue to encourage Free Enterprise through competition between all Brokers, Agents and the Public.

Sincerely, Wayne English, Broker