

CARAVAN RULES / GUIDELINES Effective 10/1/22

RULES

- 1) Only properties listed by WMVR members and currently listed in the Intermountain MLS system can be submitted for CARAVAN. Participation in CARAVAN is restricted to licensed real estate agents who are members of WMVR.
- 2) To schedule a property for CARAVAN, follow the instructions included to add a listing to caravan through IMLS with this packet.
- 3) Properties may be submitted for CARAVAN once during the duration of the listing unless significant upgrades or modifications have been made. If the listing office changes, the property may be placed on CARAVAN again only if significant upgrades or modifications have been made.
- 4) New construction homes must be complete (with the exception of flooring) as a courtesy to the builder and for the safety of CARAVAN attendees.
- 5) Commercial property and new subdivisions may be included on CARAVAN at the discretion of the CARAVAN leader.
- 6) Each property must have an Agent from the listing office present at CARAVAN. If in the event of an emergency, the Listing Agent is not available and cannot find someone from their office to open the property, the Listing Agent may contact the CARAVAN leader and request the Leader open the property. Every Agent with a property on CARAVAN must be present at the Board Office or the Jerome title company for the CARAVAN meeting and must view all the homes on CARAVAN.
- 7) The CARAVAN leader will determine the number of properties on CARAVAN per week and the number of listings shown per agent on a "first come, first served" basis. (General rule: 2 properties per agent, 8 to 10 homes per CARAVAN, a minimum of 6 homes for Jerome).
- 8) The WMVR Office will supply CARAVAN information for your listing on the morning of CARAVAN with the exception of new subdivisions. The listing agent must provide the plat with prices and basic information at least two days prior to CARAVAN.

BOUNDARIES

- **Twin Falls** CARAVAN Boundaries: 2700 East to 3400 East / 3550 North to 4300 North or the Canyon Rim.
 - **Twin Falls** CARAVAN will alternate between northeast, northwest, southeast and southwest if enough homes are available in the given area. Blue Lakes & Filer Avenue are the "general" boundaries. The route will be at the discretion of the CARAVAN leader.
- **Jerome** CARAVAN boundaries: From 500 North south to the Canyon Rim / From Gooding County line east to Highway 93. The CARAVAN leader has the discretion to add homes that are within a mile of the boundaries.
 - **Jerome** CARAVAN will be held on the second Wednesday of the month with a supplemental CARAVAN on the 4th or 5th Wednesday as needed.
- **Kimberly and Filer** CARAVAN will be scheduled at the discretion of the CARAVAN leader when there are enough homes in those areas to hold a caravan.

CARAVAN PENALTIES

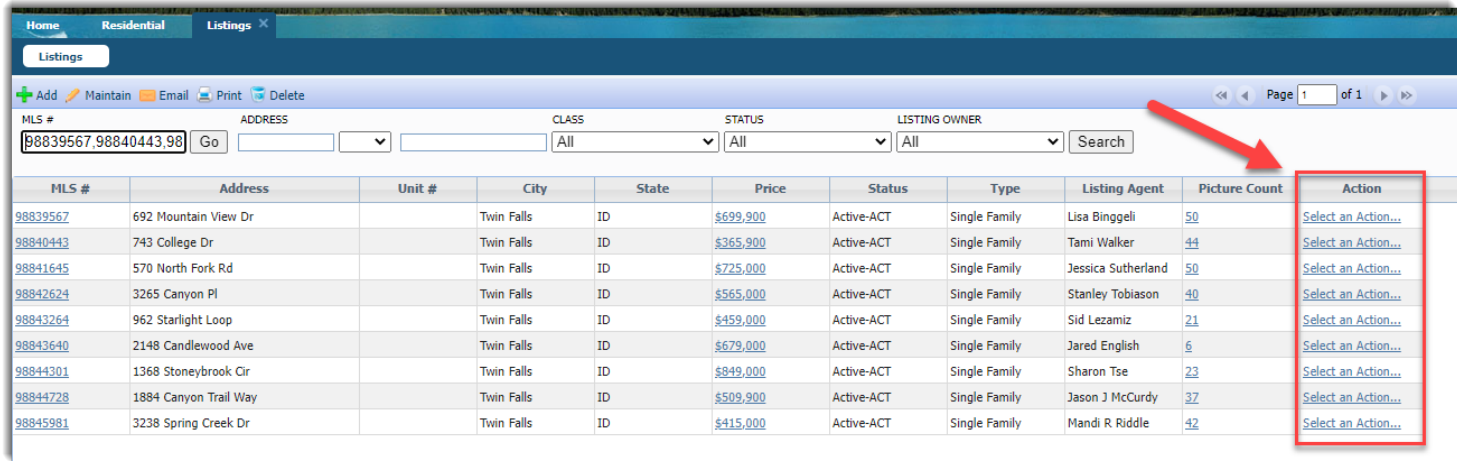
- 1) If the CARAVAN Leader has noticed an infraction of any of the above stated rules, a first offense warning will be given to the agent in writing.
- 2) If the CARAVAN Leader has noticed a second infraction of any of the above stated rules, the agent will not be allowed to participate in CARAVAN for one year following the caravan when the infraction occurred. (revised 8-1-17)

CARAVAN HINTS

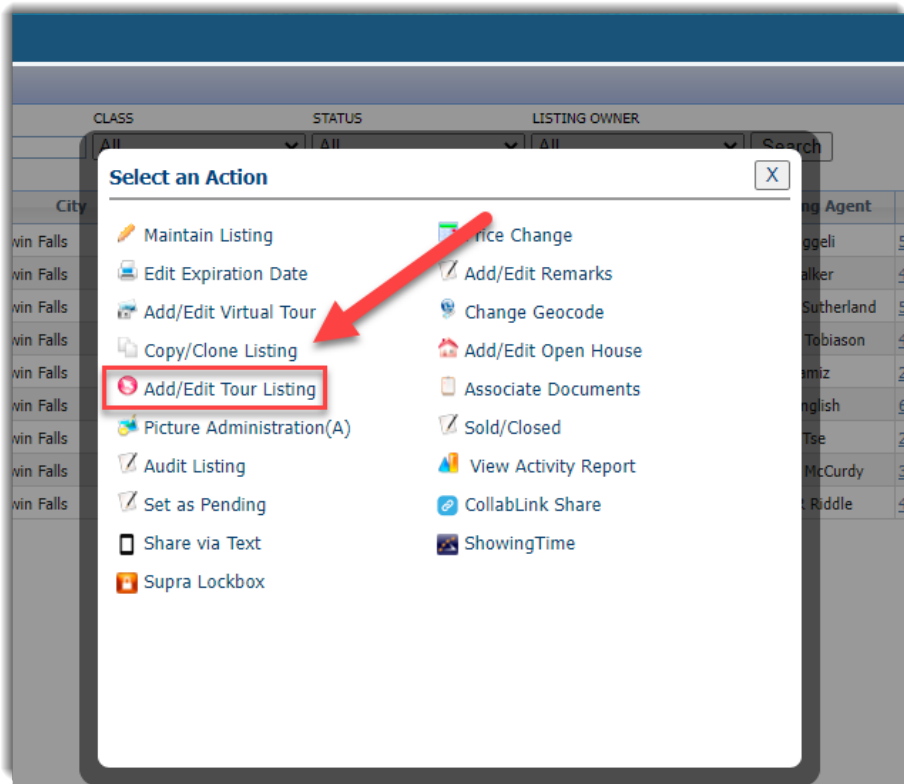
- 1) CARAVAN Leaders will try to keep CARAVAN to no longer than an hour and a half.
- 2) CARAVAN meetings begin at 8:30am (Jerome)/ 8:45 am (Twin Falls) and depart the host location at 9:00am (Jerome)/9:15am (Twin Falls).
- 3) Please follow the CARAVAN Leader and move briskly through each property.
- 4) Remember to obey traffic laws and drive safely.
- 5) Seasoned agents are encouraged to mentor newer agents attending CARAVAN.
- 6) Agents are reminded to conduct themselves in a professional manner and to be respectful of client's homes and possessions.

Entering a Tour in Paragon

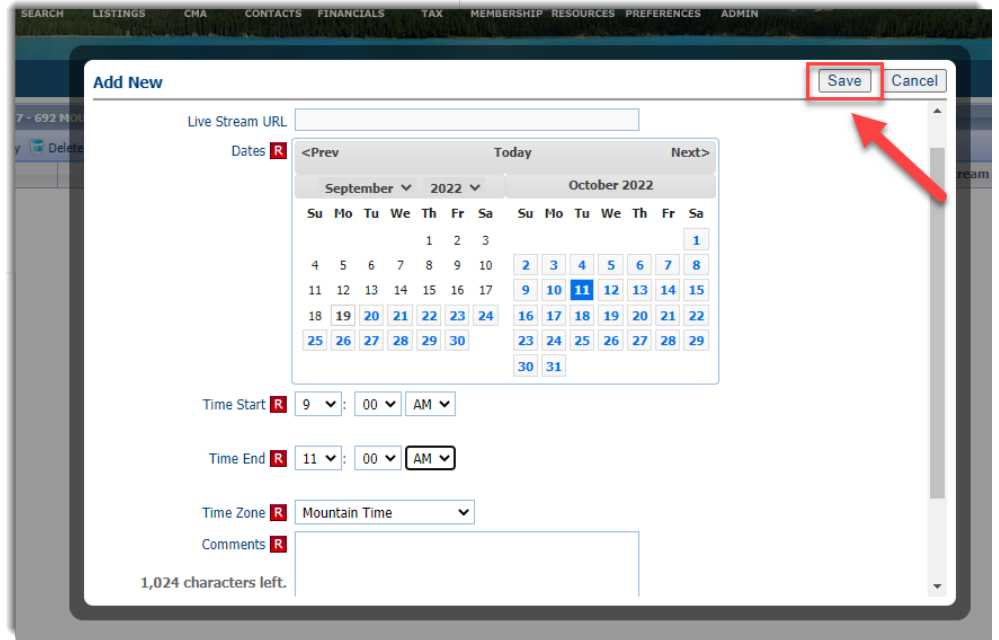
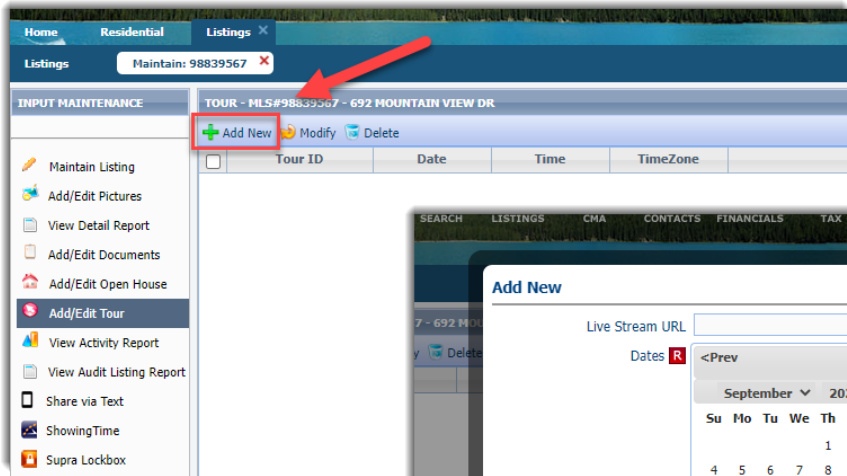
1. In Paragon go to Listings → Maintain Listings
2. Click on “Select an Action” on the right of the line of the listing



3. Click on “Add / Edit Tour Listing”



4. Click “Add New” and then enter the tour date (End of Year), time and comment and click “Save”



5. To delete a tour: repeat the steps and instead of clicking “Add New” – select the tour to be deleted and click “Delete”

Searching for a Tour in Paragon

1. In Paragon go to Search → Tour and Open House
2. Enter the desired date range or number of days forward
3. Add "Tour" in the Tour/Open House Status field
4. Enter City or County (or other criteria)
5. Click "Search"

TOTAL	HIGH	LOW	AVG	MED	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 1	DAYS ON MARKET: 149	149	149	149	LIST PRICE: \$699,900	\$699,900	\$699,900	\$699,900	\$699,900
					SOLD PRICE: \$0	\$0	\$0	\$0	\$0

Picture Count: 50 **MLS #:** [98839567](#) **Event Date:** 10/11/2022 9:00:00 AM
Class: Residential **Type:** Single Family **Event Start Time:** 9:00 AM MDT
Area: Twin Falls - 2015 **Price:** \$699,900 **Event End Time:** 11:00 AM MDT
Address: 692 Mountain View Dr **City:** Twin Falls **Event Type:** Tour
State: ID **Zip:** 83301 **Live Stream:** No
Status: Active

Comments:
 TEST

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