

VIRTUAL STAGING

On February 8, 2017, the Board of Directors of the Grand Rapids Association of REALTORS® approved a new MLS definition and policy.

Effective immediately, the MLS shall define Virtual Staging as the act of editing photos from their original format by either adding or removing objects (furniture, décor, etc.) to enhance a property's marketability.

If a listing contains photos that are Virtually Staged, the applicable photos shall contain a watermark in 8 point font stating Virtually Staged.

Virtual Staging shall not be used to cover up flaws in the property. Examples of a flaw might be:

- If the home contains a non-functioning fireplace, do not add flames to the fireplace when editing the photos.
- If the home has stained carpeting, do not mask, color, or place furniture over those stains when editing the photos.
- If the home has a hole in a wall, do not virtually place artwork over the hole when editing photos.