

**\* MLS LISTING STATUS DEFINITIONS \***

<b>Code</b>	<b>Description</b>	<b>Explanation</b>
<b>CS</b>	Coming Soon	Used when a listing is under a valid listing agreement but not yet ready for showing or display to consumers on HAR.com or other third-party sites (due to repairs, photos, staging, etc.) Showings are not allowed while in Coming Soon. A listing can remain in the "Coming Soon" status for up to 21 days. If the listing agent does not change the listing status to Active during this time the listing will automatically go to "Active" status after 21 days.
<b>A</b>	Active	Used for all currently active listings. Agents must have a valid listing agreement signed by the seller or lessor before entering a listing as Active. If a listing is available for showings it should be in Active status. Listings that have a signed purchase contract or lease contract (with contingency or otherwise) should NOT be classified as Active.
<b>OP</b>	Option Pending	Listings that are under contract and the seller and buyer have agreed to use the "Termination Option" in paragraph 23 of the standard TREC contract, effective 1/1/03.
<b>PS</b>	Pending continue to Show	Used for listings currently under contract but are still available to show. Listings having a contract with a contingency and taking back-up offers should be Pending Continue to Show.
<b>P</b>	Pending	Used for listings under contract and are no longer available to show.
<b>S</b>	Sold	Used when a property has funded and closed. All sales closed must be reported to MLS. Listings should not be changed to Sold status before the actual closing.
<b>W</b>	Withdrawn	Used when a listing is temporarily taken off the market but a valid listing agreement still exists. Showings are not allowed while in Withdrawn status.
<b>T</b>	Terminated	Used when the listing agreement between the owner and the listing agent is terminated prior to the listing expiration date.
<b>X</b>	Expired	Used when the listing agreement between the owner and the listing agent ends, at an agreed upon date in the listing agreement.
<b>PPS</b>	Private per Seller	Used when a Seller requests privacy and limited exposure by the MLS with minimal property information displayed. Such a listing is not displayed on consumer websites and is not distributed outside of the MLS.

## **AUTOMATIC STATUS RECLASSIFICATION AND LISTING DELETION RULES**

The MLS Advisory Group defines business rules regarding when and under what circumstances the system will automatically reclassify a listing status or remove listings from the Tempo system.

### **STATUS RECLASSIFICATION RULES:**

**Coming Soon (CS)** status listings automatically reclassify to Active (A) status 21 days after the listing is added as Coming Soon unless modified by the listing office to the appropriate status, i.e. OP, P, or A.

**Active (A)** and **Withdrawn (W)** status listings automatically reclassify to **Expired (X)** status at midnight of the listing expiration date.

**Option Pending (OP)** status listings automatically reclassify to **Pending Continuing to Show (PS)** status three (3) days after the Option End Date unless modified by the listing office to the appropriate status, i.e. OP, P, or A.

**Pending Continuing to Show (PS)** listings automatically reclassify to **Pending (P)** status at midnight on the expiration date, unless changed to another status by listing office.

### **LISTING DELETION RULES:**

**Terminated (T)** listings are deleted from the system 1 year after the termination date.

**Expired (X)** listings are deleted from the system 1 year after the expiration date.

**Pending (P)** listings are deleted from the system 2 years after the pending date if the estimated closed date is in the past. Note: If you have a valid listing that is in Pending status for more than 2 years, make sure the Estimated Closed Date is a future date to avoid having the listing deleted.

**Note:** Although the listing detail is deleted per the above rules, the Property Archive Record remains indefinitely. Sold listings date back to 1997 and are currently being kept indefinitely.