



MLS Listing Status Definitions

Information You Need to Know to Comply with the P.W.R. MLS Citation Policy

Currently there are nine (10) listing status's, A, B, F, H, K, L, P, S, W, X. The status definitions are printed below. PLEASE make sure you are using them correctly so that you are not charged with an MLS Violation.

With the renewed focus on the accuracy of listing data, listings with statuses of Pending or Back up Offers **will no longer** be automatically changed to Sold Status.

It is **NOW** the responsibility of the individual agent and/or broker to maintain the accuracy of listing data in accordance with the P.W.R. Rules and Regulations .

Please check to make sure that you have the most current MLS Rules and Regulations and P.W.R. Citation Policy, including the new Fine Schedule. These documents are available on P.W.R.'s website www.pwaor.com home page, or under Docs on Demand—from the DOD button navigate to MLS and click on **P.W.R. Citation Policy**.

- A** **ACTIVE.** The seller/lessor is soliciting offers through the MLS. No offer (with or without Contingencies) has been accepted.

- B** **BACK-UP OFFERS ARE BEING TAKEN.** The seller/lessor is soliciting back-up offer(s) through the MLS. The seller/lessor has accepted a contingent offer. A second offer would be a back-up offer and would become the accepted offer only if and when the first agreement is cancelled.

- F** **FIRST RIGHT OF REFUSAL.** The seller/lessor is soliciting offers through the MLS. A right of first refusal may or may not contain a pre-established price, term, or other conditions (e.g., subject to sale of buyer's property) required to complete the transaction. For example: Able gives Baker a first right of refusal on a parcel of property, subject to the sale of Baker's current residence, with a 72-hour term on that contingency should Able notify Baker of a subsequent offer. If

Charlie offers to purchase the parcel, Able must first give Baker the chance to remove the contingency in the specified timeframe. If Baker is unable or unwilling to do so, Able may sell the property to Charlie.

- H** **HOLD DO NOT SHOW.** The seller/lessor is soliciting offers through the MLS, however, because of various reasons such as repairs, illness, guests, etc., the seller/lessor has requested that temporarily there be no showings. The listing contract between the Seller/Lessor and the Broker remains in effect until its expiration date
- K** **CANCELLED.** The seller/lessor is not soliciting offers through the MLS. The seller/lessor and Broker have cancelled the existing listing contract.
- L** **LEASED.** The lessor is not soliciting offers through the MLS. A lease agreement is in effect.
- P** **PENDING.** The seller/lessor has accepted an offer and is not soliciting offers through the MLS.
- S** **SOLD.** The seller is not soliciting offers through the MLS. The escrow has closed.
- W** **WITHDRAWN.** The Seller/Lessor is not soliciting offers through the MLS. The property is not available for showing but the listing contract between the Seller/Lessor and the Broker remains in effect until its expiration date.
- X** **EXPIRED.** The Seller/Lessor is not soliciting offers through the MLS. The time frame of the existing listing contract has run out.