

WHAT IS YOUR ACTIVE STATUS?



ACTIVE - SPECIAL LISTING CONDITION

The great majority of listings are entered as an **Active** status as defined in MLS Rule 7.4 that specifies that “the seller is ready, willing and able to accept an offer at the list price, based on terms acceptable to the seller”. **Special Listing Condition(s)** may apply.

Examples of Special Listing Condition(s) are:

- Auction
- Conservatorship
- Housing Assist Program
- HUD Owned
- In Foreclosure
- Notice Of Default
- Offer As Is
- Pending Litigation
- Probate Listing
- Real Estate Owned
- Release Clause
- Short Sale
- Subject to Court Confirmation
- Subject to lender confirmation
- Subject to Sale of Buyer's Property (COP)
- Successor Trustee Sale
- Trust
- VA Repo

OR

ACTIVE - CONTINGENT

When using an **Active** status, a listing may only be identified as **Contingent - Show** or **Contingent - No Show** if it is in the normal buyers contingency period or subject to court or other third-party approval.

Examples of these approvals are:

- Bankruptcy
- Court supervised probate
- Court supervised dissolution of marriage
- Court supervised distribution of real property in litigation
- Existing lender approval of sale
- Government agency approval of sale
- Non-profit agency approval of sale
- Condo or Park management approval of Buyer
- Inspections, appraisals or Sale of Buyer's Property

When the Contingency is resolved, Status must be changed to Pending.

TIPS!

- 1) **Active & Contingent Status'** will continue to accrue DOM/CDOM
- 2) **Special Listing Conditions** are identified next to the status on the listing details.

Listing Summary	
Active (09/22/23)	Special Listing Conditions: None
Bathrooms: 4 (3 1) (FP)	

