

WHAT IS YOUR ACTIVE STATUS?



ACTIVE - SPECIAL LISTING CONDITION

OR

ACTIVE - CONTINGENT

The great majority of listings are entered as an Active Status as defined in 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”.

Examples of Special Listing Conditions are:

- Auction
- Housing Assist Program
- HUD Owned
- In Foreclosure
- Notice Of Default
- Office As Is
- Pending Litigation
- Probate Listing
- Real Estate Owned
- Release Clause *
- Short Sale
- Subject to Court Confirmation
- Subject to Lender Confirmation
- Successor Trustee Sale
- VA Repo



If an offer is accepted that requires the Buyer to sell another property the status would be Pending or Pending Bring Backup.

A listing may only be in this status if it is 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.



If a listing is qualified as Contingent

the appropriate Special Conditions would need to be designated. The reported status would be Contingent-Show or Contingent – No Show depending on the preference of the Seller.