

MLS Status Definitions

<u>Status</u>	<u>Definition</u>	<u>IDX</u> <u>Feed</u>
Active	Fully Active listings.	Yes
Active – Flip	<p>Fully Active, though the property is not yet owned by the Seller. The Seller — who must have a signed agreement to purchase the property from the Owner (Primary) — has obtained the permission of the Owner to list the property (Secondary) before the Seller has completed the purchase of the property from Owner.</p> <p>This permission will either specifically state that the Owner is willing to allow the Seller to substitute an alternate Purchaser in place of Seller in the Primary contract, OR it will specifically state that Owner is allowing the Seller to advertise the property for sale before the Primary contract is completed, though the Primary contract must close before the Secondary transaction can close.</p> <p>If the primary listing contract changes to Closed, the secondary listing will automatically change from Active – Flip to Active.</p> <p>If the primary listing contract changes to Active, the secondary listing will automatically change from Active – Flip to Withdrawn – Contract Cancelled.</p> <p>NOTE: This status requires that the fully executed agreement between the parties be filed with PCMLS. PCMLS will make the status change to Active – Flip in the MLS.</p> <p>NOTE: In no event may any of the second purchaser’s money be used by the original purchaser to close the original transaction. Refer to the Utah Division of Real Estate for further information.</p>	Yes
Active – Short Sale	<p>Fully Active listing in which the List Price is below the current mortgage amount and the Seller has given notice that Seller cannot, or will not, cover the difference in the final settlement.</p> <p>NOTE: Only those that will not, or might not, cover the difference are required to use this status. A seller of an underwater property, that will make up the difference can choose whether, or not, to place the property in this status.</p>	Yes

<p>Active – Short Sale Under Review</p>	<p>Active short-sale listing that has an offer that has been accepted by the Seller, but has not yet obtained consent from the mortgage holder. This status should be used whenever the Seller and the Lender both wish to continue marketing the property in search of a better offer while the first is being considered.</p> <p>NOTE: Every Short Sale Listing that goes under contract must use either Active – Short Sale Under Review, or Pended (use pended if the bank does not wish to consider other offers until they have dealt with the current offer). Other prospective Buyers must be put on notice that there is already an accepted offer on the table.</p>	<p>Yes</p>
<p>Time Clause</p>	<p>Any listing that is under contract with a contingency allowing the Seller to continue marketing the property in search of a better offer while the Buyer completes some element that they deemed necessary to complete before their earnest money becomes non-refundable. For example: Buyer needs to sell their house, obtain permission from a Trustee, wants a long inspection period, or needs a long loan period in a hot market.</p> <p>The Time Clause status — when negotiated — allows the Seller to continue marketing the property and, if a new contract is executed, gives the original Buyer a certain time period (e.g., 72 hours) to either remove the contingency from the original agreement or give up the property to the new Buyer.</p> <p>Once the contingency has been removed, the property must be immediately moved to Pended.</p> <p>Note: This status may not be used without a formally bargained for, and signed, agreement between the parties. A unilateral decision, by either party, to treat the contract as a Time-Clause will result in a fine and the listing will be changed to Pended.</p>	<p>Yes</p>
<p>Pending</p>	<p>Listings that have an offer that has been accepted by the Seller.</p> <p>Time-Clause contracts may be put in Pending if both parties agree, in writing, to forgo the negotiated Time-Clause status.</p> <p>Short Sale contracts that have been put under contract by the Owner, but have not been approved by the Lender, may be put in Pending if the lender does not wish to have other offers presented while they are dealing with the accepted offer, or they may be put in Active Short Sale – Under Review if the lender wants the Agent to continue marketing while they are reviewing the first contract.</p> <p>Agreements that have negotiated Time Clauses should not be put in Pending until the contingencies have been removed. At that point, the status MUST</p>	<p>Yes</p>

	<p>be changed to pending.</p> <p>DOM & CDOM are both halted until the listing moves to a closed status (Closed or Undisclosed) or returns to an Active status (in which case they both resume from their previous count).</p>	
Closed	<p>The Real Estate Purchase Contract has been fulfilled, the contract has been closed by the title company, and the price has been disclosed to the MLS.</p> <p>DOM & CDOM are both terminated.</p>	No
Undisclosed Sales Price	<p>The Real Estate Purchase Contract has been fulfilled and the contract has been closed by the title company; however, the Buyer and Seller have agreed (using the PCMLS approved form) to not disclose the purchase price on the MLS (or to any other entity).</p> <p>DOM & CDOM are both terminated.</p> <p>Note: The Listing Agent must provide the signed certificate of Non-Disclosure of Purchase Price, along with the date of the transaction and the finance terms to PCMLS in order for the status to be changed to Undisclosed Sales Price.</p>	No
Withdrawn Valid Contract	<p>The actual listing agreement is valid, but the Seller wishes to temporarily remove the listing from the MLS (Active Status) and associated IDX feeds. This may be done because the Seller is trying to fix something, has family in town, is going on vacation, or any other situation that creates a temporary need for a listing to not be attracting attention.</p> <p>Other Agents that have a potential Buyer may contact the Listing Agent and find out how firm the Seller is on not being disturbed with showings or offers.</p> <p>A valid Listing Agreement is in place. Other Agents are prohibited from soliciting the Seller in any fashion not allowed under an Active Listing.</p> <p>DOM & CDOM are both halted until the listing returns to an Active status and then resume from their previous count.</p> <p>NOTE: Despite the terminology, the listing is not actually removed from the MLS, it is merely no longer Active.</p>	No
Withdrawn Contract Cancelled	<p>The Listing Agreement has been cancelled and the Seller is free to sign a listing agreement with another Agent.</p> <p>Other Agents may solicit the Seller.</p>	No

	<p>DOM Terminates</p> <p>CDOM is suspended, but will pick up again if the property is listed on the PCMLS within 90 days.</p> <p>CDOM is terminated if the property is not relisted within 90 days.</p> <p>NOTE: Despite the terminology, the listing is not actually removed from the MLS, it is merely no longer Active.</p>	
Expired	<p>The Listing Agreement has run its term and the agreement is no longer in effect.</p> <p>DOM Terminates</p> <p>CDOM is suspended, but will pick up again if the property is listed with this, or another, agent within 90 days.</p> <p>CDOM is terminated if the property is not relisted within 90 days.</p>	No
<u>NOTE on ALL STATUSES</u>	<p>Except to correct data entry errors (within reasonable time limits), PCMLS does not remove any listing, regardless of the status, from the MLS without a court order. Statuses may be amended and updated, but listings are not removed.</p>	