

Listing Statuses **Explained**

COMING SOON-NO SHOWINGS

The intended use of this status is to provide a vehicle for participants and subscribers to notify other participants and subscribers of properties that will be made fully available for showing and marketing after preparations have been completed.

While the property is in "Coming Soon" status, the listing broker/agent may not promote or advertise the property in any manner other than as "Coming Soon". Properties in this status may NOT be shown by MLS subscribers (Brokers/Agents). This status is for short term use, (30) calendar days or less, and must have an active Listing Agreement to use the Coming Soon status.

PENDING-CONTINUE TO SHOW

Signifies that a property is under contract and the Seller has expressly requested the Listing agent to continue to show the property, property must be updated to closed once it has sold Status change needs to be made within the MLS within twenty-four (24) hours of the accepted offer.

EXPIRED

Signifies that the end of the listing period, as entered in the MLS, has arrived. Listings filed with the VMLS will automatically be removed from the compilation of current listings on the expiration date specified in the agreement, unless prior to that date the VMLS receives notice that the listing has been extended. If notice of renewal or extension is received after the listing has been removed from the compilation of current listings, the extension or renewal will be published in the same manner as a new listing. Extensions and renewals of listings must be signed by the seller(s) and filed with the VMLS.

WITHDRAWN

Listings of property may be temporarily withdrawn from the MLS by the listing broker before the expiration date of the listing agreement, provided notice is filed with the VMLS, including been extended or renewed a copy of the agreement between the seller and the listing broker which authorizes the withdrawal.

Withdrawal of listings from the MLS, before the expiration date, will require notification to the VMLS by changing the status in the MLS. The withdrawal must be in writing, signed by the listing subscriber and seller. Withdrawal of a listing is a temporary status

ACTIVE

Signifies that a property is listed in the MLS and being actively marketed. Any limitations on showings should be noted in 'Agent Remarks'.

PENDING

Pending signifies that a property is under contract. Status change needs to be made within the MLS within twenty-four (24) hours of the accepted offer.

CANCELLED

Signifies the Seller is permanently cancelling the listing with the listing broker prior to the expiration date of the listing agreement.

Sellers do not have the unilateral right to require the MLS to cancel a listing without the listing broker's concurrence. However, when a seller(s) can document that his exclusive relationship with the listing broker has been terminated, i.e. "cancelled", the VMLS may remove the listing at the request of the seller.

CLOSED

Signifies that a property has sold and closed. Relevant data for the above data categories must be entered into the MLS by the participant no later than two (2) business days after the Effective Date, which is defined as the Contract Date or the Listing Date or the date on which the last required signature on the relevant document is received by the participant, whichever is later.

