

*** MLS LISTING STATUS DEFINITIONS ***

Status Code	Description	Explanation
A	Active	Used for all currently active listings. Agents must have a valid listing agreement signed by the seller before entering a listing as Active. Listings that have a signed purchase contract (with contingency or otherwise) should NOT be classified as Active.
OP	Option Pending	Listings that are under contract and the seller and buyer have agreed to use the "Termination Option" in paragraph 23 of the standard TREC contract.
PS	Pending continue to Show	Used for listings currently under contract but are still available to show. Listings having a contract with a contingency and taking back-up offers should be Pending Continue to Show.
P	Pending	Used for listings under contact and are no longer available to show.
S	Sold	Used when a property has funded and closed. All sales closed must be reported to MLS. Listings should not be changed to Sold status before the actual closing.
W	Withdrawn	Used when a listing is taken off the market or seller requests the listing no longer be marketed in the MLS, but a valid listing agreement still exists.
T	Terminated	Used when the listing agreement between the owner and the listing agent is terminated prior to the listing expiration date.
X	Expired	Used when the listing agreement between the owner and the listing agent ends, at an agreed upon date in the listing agreement.

AUTOMATIC STATUS RECLASSIFICATION AND LISTING DELETION RULES

The MLS Advisory Group defines business rules regarding when and under what circumstances the system will automatically reclassify a listing status or remove listings from the Tempo system.

STATUS RECLASSIFICATION RULES:

Active (A) and **Withdrawn (W)** status listings automatically reclassify to **Expired (X)** status at midnight of the listing expiration date.

Option Pending (OP) status listings automatically reclassify to **Pending (P)** status three (3) days after the Option End Date unless modified by the listing office to the appropriate status, i.e. OP, PS, or A.

Pending Continuing to Show (PS) listings automatically reclassify to **Pending (P)** status at midnight on the expiration date, unless changed to another status by listing office.

LISTING DELETION RULES:

Terminated (T) listings are deleted from the system 1 year after the termination date.

Expired (X) listings are deleted from the system 2 years after the expiration date.

Pending (P) listings are deleted from the system 2 years after the pending date if the estimated closed date is in the past. Note: If you have a valid listing that is in Pending status for more than 2 years, make sure the Estimated Closed Date is a future date to avoid having the listing deleted.

Note: Although the listing detail is deleted per the above rules, the Property Archive Record remains indefinitely. Sold listings date back to 1997 and are currently being kept indefinitely.