

WHAT'S YOUR STATUS?

Is your property PCG or BOM? WDN or RAC? Here's a handy chart of all the different statuses for your property. Remember, all changes should be reflected within 24 hours of the occurrence. For more information, look for the **Rules and Regulations** page under "**Resources**" on www.mlspin.com.



ON-MARKET STATUSES

New **NEW**

A listing new to the Pinerogy system is marked "NEW" for the first three days on market, after which it changes to ACT.

Active **ACT**

A listing which is "ACT" is an on-market listing that has not had a status change in the last 3 or more days. The listing will appear on an active search, client matches, and all opted-in online publishers.

Price Change **PCG**

The list price for a property has been changed and will appear as "PCG" for three days before reverting back to "ACT." Price Change properties are flagged for Hotsheet reports, and the new price is automatically sent to all opted-in for publishers.

Back on Market **BOM**

A listing which reaches the "UAG" or "CTG" status but for which the deal falls through is changed to "BOM" status. This status also applies to listings that were previously withdrawn. A "BOM" status reverts back to "ACT" in three days.

Extended **EXT**

A list agent can extend a listing prior to it reaching its expiration date by obtaining signatures from the seller(s). "EXT" properties are flagged for Hot Sheet reports and revert back to "ACT" in three days.

Reactivated **RAC**

When an expiration date of a listing has passed the Broker/Owner has up to ten days to change the status to "RAC" by obtaining the required signatures. This status reverts to "ACT" in three days.

Contingent **CTG**

A property that would otherwise be UAG, but for which the Owner has requested it still be listed in the Pinerogy system for backup offers, has a status of "CTG." A Contingent property must meet one of the following conditions: Inspection, Attorney Review, Appraisal, Financing, Third-Party Approval, or Pending P&S. Listings with a status of CTG have to be available for showings, and will be automatically changed to UAG after 14 days if not extended by the broker or office manager.

OFF-MARKET STATUSES

Under Agreement **UAG**

Properties which have a signed purchase and sale agreement or a bilateral offer to purchase fall under the status of "UAG." This status means the property is off-market.

Sold **SLD**

A "SLD" property's sale has been completed, and Ownership has been transferred. The property is no longer listed as on-market in Pinerogy.

Rented **RNT**

With "RNT," the property's rental or lease agreement has been signed, and the property is no longer listed as on-market in Pinerogy.

Withdrawn **WDN**

A listing whose Owner requests that it be temporarily taken off the market has a status of "WDN." The property will not show up on searches for Active properties until the status is changed to "BOM." The original expiration date of the listing agreement does not change therefore, these listings will expire.

Expired **EXP**

At midnight after the date of the expiration, the listing status changes to "EXP." The Broker/Owner or Manager can Reactivate (RAC) the listing with a signed extension within ten days of the expiration date. Beyond ten days, the listing will need to be entered as "NEW."

Canceled **CAN**

Canceled (CAN) status indicates a mutually agreed termination to the contract. Only the Broker/Owner or Manager have the ability to cancel a listing in Pinerogy.

Coming Soon **CSO**

The listing has been posted for pre-marketing to MLS PIN subscribers within the MLS system for up to 21 days. A Coming Soon listing cannot be shown to potential buyers until it becomes a traditional "active" listing in the MLS system.