



## Darien MLS Status Descriptions & Rules

(Effective: 5/1/2020)

STATUS	DESCRIPTION
<b>ACT</b>	<b>Active Listing:</b> (Sale & Rentals) Fully available to show and sell. <i>(Feeds to RETS/IDX)</i>
<b>COMING SOON</b>	<b>Coming Soon:</b> If you are CERTAIN that the listing will be available for public marketing and showing within the following 14 days, you may utilize the COMING SOON status. This listing is on the MLS <b>but not available for showings or offers</b> until it is made ACTIVE. This status has a 14-day limit. Showings can be scheduled on-or-after the ACTIVE date <i>only</i> . NO SHOWINGS or OFFERS are permitted before the listing is ACTIVE. The listing feeds to IDX and Realtor.com.
<b>CCONTR</b> (formerly AO/CTS)	<b>Contingent Contract:</b> The Fully Executed Contract with contingencies that have not been fulfilled. <i>(Remains on RETS/IDX as an available listing to be shown)</i>
<b>PENDING</b>	<b>Pending:</b> All contingencies met. Deposit has been made. No longer available to show. <i>(Dropped from RETS/IDX)</i>
<b>CLOSE</b>	<b>Property Closed:</b> Title has passed or leases are fully executed and property is no longer available to market. <i>(Same for SALE &amp; RENT)</i>
<b>WITHDRAWN</b>	<b>Temp Withdraw Listing:</b> Owner requests to "Temporarily" not show property, i.e. Floors refinished; Family gathering; Illness, etc. Listing contract between seller & listing agent remains valid and in effect. May be returned to Active status prior to expiration date. <i>(Same for SALE &amp; RENT)</i> <i>(Dropped from RETS/IDX)</i>
<b>CANCL</b>	<b>Listing Cancelled:</b> Listing contract between seller & listing agent has been terminated. <i>(Same for SALE &amp; RENT)</i>
<b>EXP</b>	<b>Listing Expired:</b> Listing agreement between seller/landlord, and listing agent has expired. <i>(Same for SALE &amp; RENT)</i>

[The Below RULES & REGS of the Darien MLS pertain to all of the above Status Changes](#) (except EXP which is auto-popped)

**Section 1.4. Change of Status of Listing.** Any change in listed price or other change in the original listing agreement shall be made only when authorized in writing by the seller(s) and shall be filed with the Service within twenty-four (24) hours (excepting holidays, weekends and postal holidays when they shall be delivered during the next following business day) after the authorized change is received by the listing broker. Faxed status reports will be accepted. Originals are not necessary. Originals should be retained by the listing broker and made available upon request.

**Section 2.5. Reporting Sales to the Service.** Status changes, including final closing of sales, shall be reported to the multiple listing service by the listing broker within 24 hours after they have occurred. If negotiations were carried on under Section 2 a. or b. hereof, the cooperating broker shall report accepted offers to the listing broker within 24 hours after occurrence and the listing broker shall report them to the MLS within 24 hours after receiving notice from the cooperating broker. *(Amended 11/08)*