

**Important** **MLS Status Changes take effect Tuesday, August 26th**– The NYSAMLS' has received a number of inquiries regarding our current statuses. The Alliance has had a lengthy discussion and has made the following changes:

**“Actives”** can now include listings that are **“Contingent upon sale of property”**. A table value will be added into the **'Showing Instructions'** field to denote a listing that is **"Contingent upon sale of property"** (abbreviated as **CONTSALE**). This will allow the property to stay in the **“Active”** status but alert other agents that there is a contract in place, contingent upon the sale of another property. **“Private remarks”** are to be used to inform the members of the number of days or hours for the **“Contingency Removal Period.”** All listings currently in the **“C”** status which are marked **“Home Sale”** will be moved into **“A”** status and the selection of **“CONTSALE”** will be chosen in the **“Showing Instructions.”** You will need to manually add the **“Contingency Removal Period”** into the **“Private Remarks.”**

The **“C” status will still be available** for use to identify those listings which have a contract on them but are still waiting for home inspection, attorney approval, etc. and are just not ready for the **“Pending Status.”** These listings are still considered **“Active”** and will continue to be sent to websites.

The **“Under Contract”** status will **no longer be available for use**. Current properties will be moved to **“Pending”**, **“Disclose Sales Information = N”**. If you recall **“U”** was added before we had the field **“Disclose Sales Information”** a Y/N field. Now that we have this field it makes the use of **“U”** no longer necessary.

**Note**, that according to the Code of Ethics, **Standard of Practice 3-6** - REALTORS<sup>®</sup> shall disclose the existence of accepted offers, including offers with unresolved contingencies, to any broker seeking cooperation. Using the MLS statuses and fields properly, to disclose, will meet this requirement.