

ACTIVE

Properties currently subject to a listing contract and reported to BRIGHT MLS in which the Participant has been directed by the Seller to:

- Set appointments for showings (new construction may not qualify), AND
- Seek agreements of sale to present to the Seller; AND
- The listing is on the market and a written offer has not been accepted.
- Active status will start at 1 DOM.
- CDOM count will be based upon the listings' previous marketing periods.

ACTIVE UNDER CONTRACT

Properties in which

- Listing has an accepted contract (Agreement of Sale) with contingencies.
- Property is available to show and accept backup offers with contingencies.
- DOM/CDOM does not accumulate.

CLOSED

Properties in which:

- The settlement has concluded or the lease agreement has been executed.
- DOM/CDOM has stopped and reset immediately.

COMING SOON

Properties currently subject to a listing contract and reported to Bright MLS in which the Participant has been directed by the Seller:

- to market (or pre-market) the property.
- but not to set appointments for showings during a current, specified time-period.
- No agreement of sale is currently in effect.
- This listing has not yet been on the market but will be on the market soon. A listing contract has been executed but the property cannot be shown. Listings are limited to 21 days in the Coming Soon status except for New Construction and Major Rehab listings which can be placed in the Coming Soon status for up to 2 years. New construction/condo conversions/major renovations for which there is no occupancy (e.g. no active certificate of occupancy) and no showing, may remain in coming soon status until the earlier of (a) the first date the property may be shown: or (b) 21 days after a certificate of occupancy or similar permit is obtained.

When a listing's status is reported as Coming Soon, the showing appointment prohibition is deemed to apply to all Subscribers, including those affiliated with the listing broker. If a listing with a showing prohibition may be shown by at least one licensee affiliated with the listing office or listing company,

the Coming Soon status may not be applied to the listing. Such a property must be submitted to Bright MLS as an Exempted Listing.

During the specified period the status of a property is Coming Soon, if the Participant receives an agreement of sale (whether solicited or not), it must be presented to the Seller in accordance with all applicable laws and regulations.

EXPIRED

Listings of property in which:

- The expiration date on the Listing Agreement has passed and an extension has not been secured.
- DOM/CDOM has stopped and will reset when re-listed on or after the 61st day.

TEMPORARILY OFF MARKET

Listings of property in which the Seller has requested the Participant to:

- The seller has requested that showings be temporarily suspended.
- No appointments are scheduled, even though the listing contract between the Participant and the Seller remains in effect.
- DOM/CDOM is paused and will not accumulate while in this status.
- DOM/CDOM will NOT reset on or after the 61st day.

PENDING

Listings of property in which:

- Listing has an accepted contract (Agreement of Sale) and has not closed.
- Seller does not want any more showings or backup offers.
- DOM/CDOM is paused and will not accumulate while in this status.

WITHDRAWN

Listings of property in which:

- Marketing has ceased, but the Listing Agreement is still in effect.
- DOM/CDOM is paused and will not accumulate while in this status. It will reset when a new listing is added after the previous listing has been in Withdrawn status for at least 61 days and no other listings for the same property have been created.

CANCELED

Listings of property in which:

- Seller and listing broker have terminated the Listing Agreement prior to its expiration date.
- DOM/CDOM has stopped and will reset on or after the 61st day.