Bryan-College Station MLS Status Definitions

Active (A)

The property is available for showings and is being actively marketed. No executed contract has been accepted by the seller.

Showing Status: Showings allowed

Offers: Sellers may receive and negotiate offers.

Contingency Contract (CC)

The seller has accepted an executed contract that contains one or more contingencies that have not yet been satisfied or waived. The transaction remains subject to the completion of those contingencies.

Showing Status: As determined by the seller.

Offers: Additional offers may be accepted as backup offers unless otherwise prohibited by the contract.

Examples of contingencies may include:

- Sale of another property
- Other negotiated contractual contingencies

Delayed Marketing (CS)

The listing agreement has been executed, but the seller has directed that the property **NOT be publicly marketed** through IDX or Syndication for a period **up to 7 days.** *The Delayed Marketing Authorization Form must be completed along with your Listing Agreement to use this status.*

Previously known as Coming Soon.

During this period:

- The property is entered into the MLS in accordance with MLS rules is Delayed Marketing status.
- Public marketing and showings are permitted.

When the delayed marketing period expires, the listing must transition to an appropriate active status unless otherwise required by MLS rules.

Showing Status: Showings allowed

Offers: Sellers may receive and negotiate offers.

Option Contract (OC)

The seller has accepted an executed contract, and the buyer is currently within the negotiated option period, during which the buyer has the contractual right to terminate the agreement under the terms of the contract.

Showing Status: At seller's discretion.

Offers: Backup offers may be accepted.

Offer Pending Signature (OPS)

An offer has been verbally accepted or is otherwise pending final execution by all required parties, but a fully executed contract has not yet been completed.

This status is intended to reflect a transaction in progress while acknowledging that no binding executed contract yet exists.

Showing Status: Seller discretion.

Offers: Additional offers may still be considered until execution is complete.

Under Contract (UC)

The seller has accepted a fully executed contract and is not actively seeking or accepting backup offers through the MLS.

The transaction is proceeding toward closing.

Showing Status: Generally limited to inspections, appraisal, or contractual purposes.

Offers: Not actively solicited.

Under Contract with Backup (UCB)

The seller has accepted a fully executed purchase contract, and the property is under contract. The seller is actively accepting and may negotiate backup offers that will become effective only if the primary contract is terminated in accordance with its terms. This status informs MLS Participants and Subscribers that the property is under a binding contract but remains available for backup opportunities should the primary transaction fail to close.

Showing Status: Showings may continue at the seller's discretion and in accordance with the terms of the primary contract.

Offers: Backup offers are encouraged and may be accepted.

Temporarily Off the Market (TOM)

The listing remains under a valid listing agreement but is temporarily unavailable for showings and active marketing due to the seller's direction.

Examples may include:

- Property repairs
- Medical or family circumstances
- Temporary occupancy issues
- Vacation or other seller-requested interruptions

The property is not available for showings during this status but may return to Active status without requiring a new listing agreement if permitted by MLS rules. These listings will automatically be reclassified as Expired (EXP) status when the expiration date passes. After 90 days the listing will terminate.

Showing Status: No showings

Offers: Not actively solicited

Terminated (TER)

The listing agreement has been terminated before its scheduled expiration date by agreement of the parties or as otherwise permitted by the listing agreement.

The property is no longer an active MLS listing.

Showing Status: Not applicable

Offers: Not applicable

Expired (X)

The listing agreement has reached its stated expiration date without being renewed or extended.

The property is no longer actively listed in the MLS.

Showing Status: Not applicable

Offers: Not applicable

Application Pending (AP)

A rental application has been received and is currently under review by the property owner or manager.

No lease has been executed at this stage.

The property may remain available for additional applications at the owner's discretion unless otherwise stated.

Showing Status: Owner or property manager discretion

Applications: May continue to be accepted unless restricted by the owner

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Leased (L)

The property has successfully completed a lease transaction, and the lease has been executed.

This status is used for rental listings that are no longer available because they have been leased.

Showing Status: Not available

Applications: Closed

Sold (S)

The transaction has successfully closed and funded, or the closing has otherwise been completed in accordance with MLS reporting requirements.

Final sales information should be entered into the MLS within the timeframe required by MLS rules.

Showing Status: Not applicable

Offers: Not applicable

Notes

These status definitions are intended to:

- Promote accurate and consistent reporting of listing availability.
- Support cooperation among MLS Participants and Subscribers.
- Align with applicable **Texas Real Estate Commission (TREC)** requirements regarding representation and advertising.
- Support **National Association of REALTORS® (NAR) Clear Cooperation Policy** principles by providing transparent and timely listing status information.
- Comply with the local MLS Rules and Regulations, which control in the event of any conflict with these general definitions.