

Should that Property be Marked Pending?



CincyMLS often receives complaints that a property is under contract but still listed as Active in MLS. This could be a violation.

CincyMLS Rule 16.1.f states that a property **must** be marked Pending within three business days under either of the following conditions:

- A purchase agreement has been signed and dated by all parties of the transaction. Once signed and delivered to the parties, the listing broker shall report the listing as pending.
- The seller has indicated that an offer has been accepted and is no longer accepting offers or bids, and may or may not allow the property to be shown to other prospective buyers. In these cases, the listing broker shall change the listing status to pending.

Marking a listing Pending cannot be delayed for reasons such as:

- Sellers request,
- Inspections,
- Financing,
- Earnest Money,
- Etc.

As a courtesy, CincyMLS allows three business days, but properties under contract should be listed as Pending as soon as possible so members and their clients aren't investing time in listings that are unavailable.

MLS OF GREATER CINCINNATI

Tuesday Tip
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