

Withdrawn or Cancelled

Welcome to another informational article from your SANDICOR Advisory Committee. This month we would like to discuss the terms “withdrawn” and “cancelled”.

As we in the Real Estate business use these terms and as they are ruled upon in Professional Standards and SANDICOR Rules & Hearings the simple definitions are:

Withdrawn – The listing is withdrawn from the MLS with an agreement between the seller and the listing agent/broker that the listing contract is still in effect for the term of the contract, but the property will no longer be offered for sale. At the end of the listing term, the seller may re-list with his/her current agent or any other agent, or may not list his/her property at all. During this withdrawn period other agents wishing to solicit this seller should refrain from direct contact with the seller without first contacting the listing agent/broker to obtain the listing expiration date. If the listing agent/broker will not supply such information, then the other agent has a right to contact the withdrawn seller directly. **(Code of Ethics and Standards of Practice Article 16-4).** According to **SANDICOR Rules & Regulations, Rule 10.5.** a listing withdrawn at the request of the seller is still active and must be filed as withdrawn with the service within forty-eight (48) hours. The listing will show off market until canceled or the listing status will remain withdrawn until it is cancelled or expires.

Cancelled – A cancelled listing is completely terminated on the agreed upon date and time between the seller and the listing agent/broker. Any agent/broker may contact the seller to solicit the listing. According to **SANDICOR Rules & Regulations, Rule 10.4.** a listing contract that has been canceled in writing by the seller and agent/broker must be canceled with the service within forty-eight (48) hours. Listings that are marked cancelled or withdrawn may not be reentered into the system as new within thirty days by the same agent in the same office. SANDICOR views this action as refreshing and carries a \$100.00 fine.

Recently reports of a large number of cancelled listing have come to the attention of the SANDICOR Advisory Committee. If agents are entering information into the MLS, and make a mistake that they cannot correct on-line, but instead cancel and start over, this shows as a cancelled listing on a particular property. This can cause other data entry problems, which in turn show up as more cancelled listings. If an agent or assistant enters one of these uncorrectable problems, a simple call to your local service center can get this problem corrected. **Please, “Do Not Cancel Your Listing” if you make a mistake during data entry.**

I hope this article is helpful and if you have any comments or suggestions for future articles or tips please contact Sheryl Ann Staton, MLS Coordinator at NSDCAR Vista Office (760) 734-3971.

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