

Expired vs. Withdrawn

When do you withdraw a listing and when do you expire it out? That is a question the MLS hears almost every day.

An *Expired* listing is one in which the listing office no longer has a valid contract with the seller(s). A *Withdrawn* listing is one in which the seller no longer wants the property advertised in the MLS, however, **THE LISTING BROKER STILL HAS A VALID LISTING CONTRACT**. Withdrawn listings expire on their expiration date.

Example:

You have a listing and the expiration date on the contract is January 30, 2000. On January 15, 2000, your seller(s) informs you that he has decided to take the home off the market.

You can have your seller(s) sign an amendment changing the expiration date of the contract to January 15, 2000 or sign a cancellation agreement canceling the listing contract. If you do this, you must *Expire* the listing in the MLS.

Example:

When your seller(s) sign an amendment to withdraw the listing from MLS, what they are doing is removing the listing only from the MLS active database. They still have a legal contract in place with you. On January 30, 2000, when the listing would have originally expired, the listing will expire in the MLS.

If a listing appears as Withdrawn, you are advertising to other brokers that you have a valid listing contract for that property. If you do not have a valid listing contract for that property, then you are submitting false and misleading information to the MLS. You are also representing that you have a contract with the seller(s), which you don't, and that is a violation of State licensing law.

If you have any questions regarding Expired or Withdrawn listings, please call Char at the Association Office.