

# Ruleschool: SNL Listings and Manufactured Homes

*This article is part of our series Ruleschool, where we take a closer look at selected parts of the RMLS™ Rules and Regulations.*

We're going to take a closer look today at a couple of rules we commonly speak to subscribers about: Sold, Not Listed (SNL) listings and manufactured homes.

## **Sold, Not Listed (SNL) Listings**

Do you know when to enter a listing as SNL?

**3.27 Sold, Not Listed Records.** *RMLS™ subscribers may enter information on properties sold to a represented buyer that were not listed in the RMLS™ system, which can include properties offered for sale by owner, through a non-RMLS™ broker, or listed with an RMLS™ participant office as an office exclusive where the listing office declines to enter the information after the sale. The selling agent entering the information is responsible for the accuracy of the content. These records will be clearly marked with a status "Sold, Not Listed" and display "Non-RMLS" as the listing agent and office. Submission of listing of sold properties not filed with RMLS™ by participants for comparable purposes requires the authority of the buyer or seller. This section does not apply to the Commercial Lease category.*

The most common question asked about this status is, "can I enter the listing as SNL if I represented the seller?" The answer is no since the listing would automatically default the listing agent and listing office to non-RMLS™. The proper use of an SNL listing would be if the seller/owner was not represented, they were represented by a non-RMLS™ broker, or

the listing was an office exclusive and not entered into RMLSweb.

## **Manufactured Homes**

On just one morning this week, our office had six conversations about entering manufactured listings into RMLSweb! Here's what the RMLS™ Rules and Regulations say:

**3.6 Manufactured Housing.** *Listings involving manufactured homes must be identified. These listings are denoted as either including the sale of real property or not including the sale of real property by using the correct abbreviation in the Property Type field.*

In the Property Type field you would either use RES-MFG (including real property) or IN-PARK (not including real property). By using either of these property types, the style field allows you to mark either DBL-WIDE, MANUFHS, SIN-WIDE, or TRI-WIDE to define the type of building.

There have been several inquiries recently regarding these types of listings. Be sure to accurately describe the property for sale by checking the appropriate boxes and using the drop down menus when available.

Confused by one of the RMLS™ Rules and Regulations? Leave a comment below or contact us via email to suggest a topic you'd like to see next time.