

What's Coming to RMLSweb: Coming Soon-No Showing Details (Updated May 23, 2018)



RMLS™ subscribers who read our post from earlier this month no doubt have questions about the new status that will debut on RMLSweb in the coming months: Coming Soon-No Showing, or CSN. We're ready to outline some key details, answer some questions, and talk about what this new status will mean for RMLSweb, listing forms, and subscribers.

THE BASICS

The Coming Soon-No Showing (CSN) status is for short-term use. Subscribers may use CSN to prepare a listing for Active (ACT) status. The listing may be in CSN status for no longer than 21 days and must have a valid listing agreement as well as seller approval. CSN status will indicate the listing firm and seller(s) are preparing the property for sale and marketing before the listing becomes active on RMLSweb. As such, CSN will be considered an off-market status as the listing is not actively being marketed and is not ready to be shown. Affiliate subscribers will not be able to view listings that are in CSN status, nor will CSN listings be included in statistical searches and reports.

USING CSN ON RMLSWEB

A listing agent will have the choice to publish a property as CSN. All required fields will still be required for a CSN listing and must follow all other input business rules. The required first photo will bear a watermark saying "Coming

Soon-No Showings.” The Oregon and Washington listing contracts will be updated to allow seller(s) to choose between publishing the listing as ACT or CSN in RMLSweb or to exclude the property from the MLS.

Listings can stay in CSN status for up to 21 days. Listing Load will not allow a date further than 21 days in the future from being entered as the list date. If a listing agent submits a list date of fewer than 21 days in the future, the agent may extend the list date up until that 21st day—something that may come in handy if more time is needed to prep a property than was originally estimated.

The status of a CSN listing may be manually changed to ACT or WTH at any time during the 21 day period. When the list date is reached or the listing has been in the system for 21 days RMLSweb will automatically change the status of the listing to ACT at midnight. Once a listing is out of CSN status it cannot be reverted back, nor can properties that were once in CSN status be re-entered as a new CSN listing (exceptions: the property has expired or has been withdrawn for over 90 days; the property has been relisted with a new brokerage; or the property has been sold).

Open houses and broker tour offerings cannot be set up in Listing Load for a listing in CSN status. Listing View Count reports will still be available showing viewing counts from within RMLSweb, but Days on Market (DOM)/Cumulative Days on Market (CDOM) will not accrue while a listing is in CSN status.

RMLSWEB SEARCH AND CSN

CSN will not be included in the default status criteria when doing a new search—ACT and BMP will remain the two default statuses. CSN listings will be excluded from exported reports and consumer prospecting auto-emails. CSN can be searched with other statuses, included in a user’s watch list. CSN listings

may be used to conduct a reverse prospect search or using Hotsheet. CSN listings are included in agent-only prospect notifications. CSN listing reports can be printed and emailed from RMLSweb, including client reports. The listings will state “no showings permitted” in showing instructions on agent reports, with the actual showing instructions hidden while in CSN status.

DATA FEEDS

CSN listings will be excluded from data feeds, including but not limited to RMLS.com, Realtor.com, HomeSpotter, IDX, VOW, and broker specific feeds.

AUTHORIZATION TO EXCLUDE

Listing agents will be able to submit the completed Authorization to Exclude from MLS Addendum directly into Listing Load on RMLSweb, eliminating the need to email or mail a copy to RMLS™. If a property is excluded, it will be for the full length of the listing contract, as the short-term option on the addendum will be eliminated. The listing firm may list the property as active again once 30 days from the form’s expiration date have passed.

CHANGES TO THE RMLS™ RULES AND REGULATIONS

Changes will be made to the RMLS™ Rules and Regulations, and subscribers may view a redline version of these changes in advance of the project rollout.

UPDATE (May 17, 2018):

Update (May 23, 2018):