

Matrix Listing Terminology Guide

Questions? Contact Us: Answerlink 833-878-2889 • MLS 561-727-2777 • mlsupport@rworld.com

The Listing Terminology Guide has been provided to assist the Matrix user with the definitions for fields available when adding listings into the MLS. This guide can also be useful when searching for properties. The term Participant refers to the Broker and Subscriber refers to the agent who pays dues for MLS services. Note an asterisk * indicates a required field in Matrix.

Property Description Definitions

***Street #:** Indicates the number of the property as part of its address.

Compass Point: Indicates the direction as part of the property address. Ex: 1 N Main St, N = north

***Street Name:** Indicates the name of the street as part of the property address. Note this field should not include the Street number or compass point.

***Unit #:** Indicates the unit number of the property as part of its address. Note this field should not contain any characters or additional words such as “apt, unit or #.”

***Area:** Four-digit search code used to narrow down the geographic area of the subject property.

Note: Maps can be found here: <https://rworld.com/documents> under Maps By County.

***Geo Area:** Larger Geographical area containing two or more Area numbers. The Geo number will become available to choose once an Area number has been selected.

***Style:** Refers to the attributes of the property. Such as: Waterfront, Pool, Ocean Access, Condo, Residential etc.

***Folio # - (also called Parcel Control Number):** Determined by the local Property Appraisers office. Tax ID # should correspond with the address of this listing. Click the ? next to field to see the correct formatting of the Folio #.

***List Price or Rental Price:** The full gross listing price of the subject property or monthly rental amount for rentals as per the listing agreement.

Range Price: means that rather than a single listing price, the seller has specified a range of prices in which the seller will entertain offers. Note the **List Price** must contain the high amount of the range and the **Low List Price** must contain the low amount.

***List Agent MLS ID (Listing Agent):** The Listing Agent is the primary person responsible for Data accuracy of the listing. Listing Broker has ultimate responsibility to ensure data accuracy.

Co List Agent MLS ID (Co-Listing Member): Co-listing agent must be an active agent of any of the reciprocal MLSs.

***List Date:** Effective Date of the listing agreement.

***Expiration Date:** Termination date of the listing agreement; upon midnight of the indicated expiration date the system will automatically reflect the status of Expired, (EXP). Note: listings in the pending, sold, active under contract or rented status will not revert to expired.

Active Date: This date only applies to listings in a Coming Soon status. This is the date that the listing will go from Coming Soon to Active.

***Bedroom:** A room that can be used for sleeping and that has a closet and a door or an entrance where a door could be reasonably installed; and has an emergency means of escape and rescue opening to the outside (i.e window)

***Main Level Bedroom:** How many Bedrooms are on the main floor of the property?

***Full Bath:** Room containing a bathtub/shower or both, sink and a toilet

***Half Baths:** Room containing a sink and toilet (Entering 1 = 1 half bath)

***Main Level Bathroom:** How many Bathrooms are on the main floor of the property?

***Year Built:** Year of initial construction of subject property. This should correspond with Year Built in property records.

***Property Condition:** This field is used to further clarify the Year Built entry. Options include: New, Under Construction, Resale, Unknown.

Tot Sqft (TA) – Total (Total Building Square Footage): Overall square footage including living Area Square Footage and outdoor attachments i.e. garage, carport, patio or atrium space.

SqFt Liv Area - Living (Living Area Square Footage): Heated / Air-conditioned Living space, measured by exterior walls not inclusive of exterior attachments i.e. garage, carport, patio or atrium space.

***Garage Spaces:** Total number of vehicles that can be parked in an enclosed shelter which is the exclusive use of the owner of the listed property.

Carport Spaces: Total number of vehicles that can be parked in open sided shelter which is the exclusive use of the owner of the listed property.

Carport Description: Is the carport Attached or Detached?

***Directions:** Driving directions to the subject property. Driving directions to the subject property should start at the nearest main thoroughfare or intersection. MapQuest, Google map or find it yourself are not acceptable forms of directions.

***Subdivision Name:** Name of the subdivision located within a development. Only the legal name or common names of the subdivision are allowed in this field. Names of enclaves within larger developments would be included in this field.

Development Name: Development name. The legal or common name of the Master planned community or development. (IE Abacoa, Traditions, PGA National)

Model Name: Name of model home issued by the developer. NO other information may be placed in this field. If the subject property does not have a specific model name this field should be left blank.

***Legal Desc:** Legal Description of subject property as set forth by the local appraiser's office.

Lot SqFt: Total lot dimension entered in 2 forms (# of Acres or # of Sq Ft)

Lot Description: Description of the lot. Size or relative location.

Front Exposure: Direction in which the front portion of the house is facing:

N (North), E (East), S (South), W (West), SE (Southeast), SW (Southwest), NE (Northeast), NW (Northwest)

***Zoning:** Land use allocation for specific structures and or use of structures:

- **Residential**
- **Commercial**
- **Industrial**
- **Agricultural**
- **Other**

***Tax Year:** Year of current assessed tax. This field **should be reviewed every March** for listings that overlap tax postings.

***Tax Amount:** Total tax amount. This field **should be reviewed every March** for listings that overlap tax postings. Should be formatted to whole dollar amount and should not include the dollar sign. Amount should be rounded to nearest dollar.

***Waterfront Y/N:** Direct waterfront property. Yes (Y) identifies that the subject has direct deeded access to water. Waterfront is also addressed with the Style Code.

Waterfront Frontage: Total linear feet of water frontage.

Waterfront Description: Describe the waterfront based on physical location of the subject property. Access to water down the street is not the same as a location directly on a body of water.

- Note Intracoastal indicates when a property sits directly on the Intracoastal Waterway. Properties that are located on an interior canal are not considered intracoastal.

***View or Unit View:** Describes the view from the subject property or unit (**Unit View**). Example: If the subject building is located on an oceanfront site but you cannot view the ocean from the subject unit then the view description should not be marked as ocean.

***Private Pool Y/N:** Indicates existence of a private pool for exclusive use to the owners of the subject property or unit. The Style Code can effect whether this field is YES or NO.

- **Y (Yes):** The property has a private pool.
- **N (No):** The property does not have a private pool. This includes community pools within subdivisions that have restricted use to owners within the community.

Private Pool Description: If the Private Pool field is set to YES this field becomes required. You would select whichever description matches the private pool of your seller's property.

Bldg #: Building number of subject unit; commonly associated with the condo, townhouse/row subtype.

Unit Floor #: Unit or floor number of subject property; commonly associated with the condo, townhouse/ row subtype.

***Pets Allowed:** Specifies applicable pet restrictions.

- **Y (Yes):** Pets are allowed
- **N (No):** Pets are prohibited

Pet Fee: The Pet fee becomes required when **Pets Allowed** is set to YES. It is the fee that is required to have a pet.

Pet Restrictions: This field becomes required when **Pets Allowed** is set to YES. To select more than one option in this menu, hold the CONTROL key or the COMMAND Key and select the options at the same time. Do not select more than the Max number allowed. If **Number Limit** is selected the **Max Number of Pets** field becomes required and must include the max number of pets allowed. If **Size Limit** is selected, the **Total Weight Limit** field becomes required and the maximum weight for a pet needs to be entered.

Max Number of Pets: The maximum number of pets allowed. This field becomes required when Number Limit restriction has been selected. The maximum number of pets allowed should be entered here.

Total Weight Limit: The size limit allowed for pets. This field becomes required when the **Size Limit** restriction has been selected.

***HOPA:** Housing for Older Persons Act. Communities with 55+ or 62+ restrictions. For more information:
http://fchr.state.fl.us/resources/55_housing

- **Yes- Unverified:** HOPA community not verified to be Bona Fide with the state
- **Yes- Verified:** HOPA community verified to be Bona Fide with the state
- **No Hopa:** Not a 55+ or 62+ community

***Total Floors/Stories:** Total number of floors within the subject property

Total Units in Bldg (Total Units in Building): Total number of units in the building, including subject property; commonly used in conjunction with the condo subtype.

Ttl Units in Complex: Total number of units in the complex, condo, subdivision, or development including the subject property.

Land Lease: Length of time termed in the land lease; commonly associated with the sale of the mobile home subtype.

Recreational Lease: Length of time termed in the recreational lease; commonly associated with the sale of the mobile home subtype.

Min Days to Lease: Minimum number of allowable days to lease the subject property deemed by the governing body aka HOA.

Lease Times p/Year (Lease Times per Year): Number of allowable times that the subject property may be leased within a year deemed by the governing body aka HOA.

Mobile Home: Corresponds to sub type when (M) mobile Home is chosen. Mobile homes that are sold on leased land must include the listing agent's Mobile Home Dealer's license in the listing.

Mobile Mfg'd Hm Decal (Mobile Home Decal) : Registration display number as issued by the Florida Dept of Highway Safety and Motor Vehicles

Mobile Mfg'd Hm Serial # (Mobile Home Serial Number): Indicates the manufacturer and state in which the mobile home was manufactured.

Mobile Mfg'd Hm Brand Name (Mobile Home Brand Name): Name of the manufacturing company.

Guest House: when selecting Yes: the property includes a Guest House (small house near a larger one, where guests who are invited to the larger house can stay)

W/D Allowed: When selecting Yes: the building or HOA/COA permits the inclusion of Washer and Dryers in the unit

Minimum Credit Score: the minimum credit number the owner or HOA/COA will accept to lease or purchase the property

DOM: (Days on the Market) Total number of days between List date and closing date on the specific listing. If the property goes off the market and back on, the time is not subtracted from the count.

ADOM: (Actual Days on Market) Total number of days a listing has been actively marketed. This number subtracts any time a listing has been Temporarily Off the Market or Withdrawn.

***Owner Agent:** Yes/No. Answering YES means that the listing agent owns or has a close relationship with the owner of the property.

Owner Name: Name of the present owner(s). The owners name must be entered as it appears in the public records. You may use the term, "Withheld" or "Owner of Record" with written permission of the owner. This document must be presented to MLS upon request within two business days.

***Any Broker Advertise:** is the broker's expressed permission to allow other agents to advertise their listing. This does not however allow for any manipulation of the listing data and the advertising agent cannot portray the listing as their own or belonging to their office. The agent also must include "courtesy of" the listing brokerage in the same font/size/color as the rest of the content.

Photographer MLSID: Part of the Certified Photography Program. Photographers agree to the program terms of use, and BeachesMLS maintains a database of those photographers that Realtors® can search to find photographers to work with. If you are working with one of these photographers, you will enter their ID here.

***Photo Instructions:** Select the option from the drop-down menu. Up to 100 photos can be uploaded.

Status:

Status: Indicates the availability or contract change of subject property.

Active: Indicates that the subject property is available for purchase.

The following are changes within the active status and are classified this way for 7 days:

New – Indicates a new listing

Price Change - Indicates an increase in the list price.

Price Reduction – Indicates a decrease in the list price.

Back on market - Indicates that the subject property that has been unavailable is now available.

Price Increase- Indicates that there has been an increase in the list price.

Active Under Contract (AUC): The Property is under contract. Seller **WILL** consider and may accept written back up offers. AUC is a sub-status of Active status. MLS **WILL** transmit AUC listings in IDX feed for display on broker websites and **WILL** transmit AUC listings to websites such as Realtor.com, Zillow and Homes.com. Days on Market (DOM) stop accumulating when status is changed to AUC.

Pending: Property is under contract and contingencies have been removed/satisfied. The Property is **NOT** available to be shown and the seller **WILL NOT** accept back up offers. The transaction is waiting to close. MLS **WILL** transmit PND listings in IDX feed for display on broker websites but **WILL NOT** transmit PND listings to websites such as Zillow and Homes.com. Days on Market (DOM) stop accumulating when status is changed to PND.

Expired: Listing agreement between the owner and Participant (Listing Broker) has ended.

Temporarily Off Market: Property is temporarily unavailable, but the Listing agreement is still enforced. **Owner agrees to abide by financial obligations as termed in the listing agreement.** Broker should retain written approval/agreement from seller to this action. Note: Upon midnight of the expiration day the system will automatically convert "TMP" listings to "EXP". The maximum number of days for a listing to be in this status is 90 days.

Withdrawn: Property has been removed from the market; however, the Listing agreement is still enforced. **Owner agrees to abide by financial obligations as termed in the listing agreement.** Broker should retain written approval/agreement from seller to this action. Note: Upon midnight of the expiration day the system will automatically convert "WTD" listings to "EXP".

Cancelled: Listing agreement between the owner and participant (Listing Broker) has been terminated prior to the listing agreement expiration date. Participant (Listing Broker) agrees to release owner of any financial obligations. Broker should retain written approval/agreement from seller for this action.

Closed: The terms of the listing agreement have been completely executed and the subject property has been successfully brought to close.

Rented: Property is under a Lease Agreement. Rental Price amount should be a per month basis.

Coming Soon: The listing is coming soon but is not currently available for showings or open houses. Listings in Coming Soon status do not need photos and days on market do not count during the Coming Soon Period. The Go-Active date must be input for no greater than 21 days. The listing will change to Active on the Go-Active date. Listings in this status will be included in IDX and other broker tools, brokers can also opt-in to syndicate the listings to Zillow, Realtor.com etc. Once a listing becomes Active it cannot be reverted back to Coming Soon.

Commissions:

Compensation paid to the Co-broke office associated with the sale of the subject property:

Note: MLS requires that an entry of a specific dollar amount greater than "0", a percentage rate greater than "0", or a combination thereof must be in one of the commission fields to be eligible for entry in the MLS database.

- ***Compensation Non-Rep:** Applicable commission to be paid to the non-representing agent.
- ***Compensation Buyer's Agent:** Applicable commission to be paid to the Buyer's Agent.
- ***Compensation Transaction Broker:** Applicable commission to be paid to the Transaction Broker.

***Var/Dual Rate (Variable or Dual Rate Yes/No):** This form of compensation is one in which the seller agrees to pay a specified commission if the property is sold or leased by the listing broker without assistance and a different commission if the sale or lease results through the efforts of a cooperating broker.

****Listing Types:***

Terms of agreement between the Participant (Listing Broker) and Seller:

Exclusive Agency: Allows the owner to sell the subject property. Owner is unrepresented and therefore is responsible for paying the commission to only the buyers representative

Exclusive with Exceptions: Participant (Listing Broker) is granted the exclusive right to earn a commission by representing the owner and bringing a buyer either through another brokerage or directly. The owner pays both the listing and buyers representative commissions. The owner is prohibited from selling the subject property him/herself without paying a commission to the listing broker unless an exception is indicated in the listing agreement. The term "Exception" normally refers to the list broker allowing an individual who has expressed interest in the property "X" number of days to produce a contract directly with the owner without the owner owing a commission to the list broker.

Exclusive Right: Participant (Listing Broker) is granted the exclusive right to earn a commission by representing the owner and bringing a buyer either through another brokerage or directly. The owner pays both the listing and selling broker fees. The owner is prohibited from selling the subject property him/herself without paying a commission to the listing broker.

Exclusive Variable: Participant (Listing Broker) is granted the exclusive right to earn a commission by representing the owner and bringing a buyer either through another brokerage or directly. The owner pays both the listing and selling broker fees. The seller agrees to pay a specified commission if the property is sold or leased by the listing broker without assistance and a different commission if the sale or lease results through the efforts of a cooperating broker. The owner is prohibited from selling the subject property him/herself without paying a commission to the listing broker.

Limited Service: Participant (Listing Broker) is granted the exclusive right to earn a commission by representing the owner and bringing a buyer either through another brokerage or directly. The owner pays both the listing and selling broker fees. The owner is prohibited from selling the subject property his/herself without paying a commission to the listing broker. The limitations of service are defined in the listing Agreement and the Rules and Regulations.

List Off Agency:

Obligations under which the owner/buyer will be represented:

1. **Buyer's Agent:** Is a broker/associate who represents a buyer or seller but not both in the same transaction. Single Agency includes the following obligations to the client
 - a. **Dealing Honestly and Fairly:** (The broker/associate should not have any interests that are contrary to those of the client)
 - b. **Loyalty:** The broker/associate must be aware and avoid all occurrences that would breach the trust and loyalty of the client.
 - c. **Confidentiality:** A broker/associate cannot reveal to a third party private or personal info that may lessen the client's bargaining position.
 - d. **Obedience:** The broker/associate must act in good faith and abide by all the client's lawful instructions and or requests. If a principal should unlawfully instruct a buyer or seller, the broker/associate should inform the client about the unlawfulness of his/her request. If the client does not change the instruction it is advised to

withdraw from his/her relationship.

- e. **Full Disclosure:** the broker/associate must keep the client informed (at all times) of anything that could possibly affect the transaction or value of the property.
 - f. **Accounting for all Funds:** The broker/associate must be able to explain and track all funds accepted on behalf of their client.
 - g. **Skill Care and Diligence in the Transaction:** the broker/associate should be able to supply the client with answers or the resources to answer any issues that may arise during a transaction.
 - h. **Presenting all Offers and Counteroffers:** Offers/counteroffers must be presented in a timely manner (timely manner as defined by Real Estate is usually immediately unless otherwise directed by the client).
- 2. Non-Representation:** Neither Buyer nor Seller are represented by a brokerage until they engage in an authorized brokerage i.e., transaction brokerage or single agency relationship. The duties of a no brokerage relationship include:
- a. Dealing honestly and fairly
 - b. Disclosing all known facts that materially affect the value of the property not readily observable to the buyer.
 - c. Accounting for all funds entrusted to the licensee.
- 3. Transaction Broker:** Is a broker/associate who provides limited representation to a buyer, seller or both. In a transaction brokerage relationship, the buyer or seller is the “customer”. Duties of a transaction broker are:
- a. Dealing honestly and fairly
 - b. Accounting for all funds
 - c. Using skill, care and diligence
 - d. Disclosing all known facts that materially affect the value of residential property that are not readily observable by the buyer
 - e. Presenting all offers/Counteroffers in a timely manner
 - f. Limited Confidentiality, unless waived in writing by a third party.
 - g. Anything else that is mutually agreed to by all parties involved in the transaction.

Property Type:

Description of subject property based on construction and physical design, regardless of legal description.

Residential: An individual property typically zoned residential that does not contain an income producing unit. Includes Single Family Detached, Condo/Coop, Townhouse, Villa and Mobile/Manufactured Homes.

Residential Income: a multi-unit property with 2-4 units typically zoned Multi-Family. Includes Duplex, Triplex and Quadruplex or Fourplex. Note: properties with 5 or more units must be listed in Commercial.

Rental: a property that is available for lease, can be any property type including mobile homes on leased land.

Land/Docks: vacant land that does not contain any structures or a boat dock.

1. Single Family Detached: Free standing residential dwelling that does not have common walls.

2. Condo or Coop (Condominium or Cooperative):

- a. **Condominium:** A group of housing units that share common walls, ceilings and floors. Typically, each individual owns the unit space and areas of common use. The land is typically owned in common by all unit

Owners.

- b. **Coop (aka Cooperative):** A group of housing units that share common walls, ceilings and floors. Ownership is not conveyed. In a co-op purchase the buyer becomes a shareholder in a corporation that owns the building. The buyer carries a leasehold interest in the subject unit.

3. Townhouse: A row of multi-story homes sharing common walls. Can be attached to other houses with one or both sides sharing common walls, depending on whether the unit is in a center or end position. Townhouses can be grouped together as small units, such as duplexes or triplexes, or they can be a part of a multi-townhouse complex. Ownership includes any areas of common use.

4. Villa: Single story residences that have at least one wall attached to a neighboring unit.

5. Mobile/Manufactured: A dwelling manufactured in a factory and designed to be transported and is semi permanently attached to the land. Mobile homes must be attached to real property and taxed as real property to be listed in the MLS system for sale.

6. Cabana: a small changing room near a swimming pool or beach, often only sold in conjunction with a unit in the building or community

Land Types:

The land Sub Type should correspond with the zoning for the vacant parcel. These options include Agricultural, Commercial, Dock, Equestrian, Industrial, Barn and Residential.

****Governing Body:***

An entity created through an agreement to manage and maintain the development of homes in development and or subdivision:

1. Coop (aka Cooperative): is usually an apartment building or mobile home park that is owned by a corporation. The Shareholders or members of the corporation are entitled to lease one of the apartments / mobile home sites. The Proprietary lease is entered between the member and the corporation.

2. Condo (Condominium): This form of ownership can take almost any architectural form. The Declaration of Condominium sets forth the boundaries of a number of units and of the common elements of the association. Typically, a unit consists of the air space bounded by the surfaces of the walls, floor, and ceiling. The property other than the units is the common elements, which typically includes the actual real estate, the buildings themselves, all structural components, the grounds, and exterior areas. In addition to owning the air space that consists of a unit, each unit owner also owns a percentage of the common elements (as tenants in common with all other unit owners) according to the percentages set forth in the declaration.

3. HomeOwners Association: Each member owns his or her own Lot in the same way as a single-family homeowner. However, the surrounding common areas are owned by the Association for the benefit of the homeowners. Many of these associations are multi-family housing buildings, such as townhouses, and the association performs exterior maintenance on the buildings. However, a homeowners' association can be a neighborhood association of single-family homes or of a mixed community

***HOA Fee/Month (Homeowners Association fee per):** Indicates the monthly amount of the HOA fees

***Application Fee:** Total cost for association application

***Membership Equity:** Indicates whether membership is required or not.

Remarks:

Public Remarks: Remarks that are viewable by members of the public, as well as all users of the MLS system; entries are limited to 800 characters. Public fields do not allow any contact or showing information. Additional remarks containing a maximum of 10,000 characters can be added in the Supplemental Remarks.

Supplemental Remarks: An extension of the public remarks field, which is viewable by members of the public, as well as all users of the MLS System, entries is limited to 1275 characters. Since this is also a public field, no contact or showing information may be included.

Broker Remarks: Remarks that are viewable by all users of the MLS system; entries are limited to 500 Characters. This is where contact information, showing instructions, contract instructions or bonus information may be placed.

Seller Opt Out (Internet Display):

Note these 4 options are automatically NOT selected when entering a listing, however they can be added at any time in the Change Listing screen.

- **Internet:** Answering YES to this question will allow your listing to be displayed on the Internet.
- **AVM:** Selecting NO this option indicates the seller does NOT authorize any automated estimate of the market value of the listing (or hyperlink to such estimate) to be displayed in immediate conjunction with the listing of this property on IDX sites. This will automatically remove the listing from Zillow.com because they specifically require AVMs.
- **Blogging:** Selecting NO this option indicates the seller does NOT authorize any third parties to write comments or reviews about the listing of the property on IDX websites.
- **Address on Internet:** Answering NO to this field restricts the listings address from being displayed on the Internet. Please note that if anyone searches for the listing on the internet by the address when this is set to NO they will not find this listing. Also, the listing will not display on Zillow as they are unable to display listings without the address being available.

Short Sales and REOs:

***Short Sale:** The sale of real estate in which the proceeds from the sale fall short of the balance owed on a loan secured by the subject property.

- **Y (Yes):** Subject property is a "Short Sale" property.
- **N (No):** Subject property is not a "Short Sale" property.

Lender Approval: This field becomes required when Short Sale is YES. Is the Short Sale approved by the Lender?

***REO:** Stands for “Real Estate Owned” also known as foreclosure property which means when a home is repossessed by its mortgage lender (a bank, government agency or government mortgage insurer, like the FHA or VA).

- **Y (Yes):** Subject property is an “REO” property.
- **N (No):** Subject property is not an “REO” property.

Auction Properties:

Range Pricing (text box entry: Low price / High price) A Range amount the seller is willing to accept offers on. The higher amount is commonly known as the reserve price.

Absolute: An auction where the property is sold to the highest qualified bidder with no limiting conditions or amount. The seller may not bid personally or through an agent. Also known as an auction without reserve.

Published Reserve: The minimum price that a seller is willing to accept for a property to be sold at auction. Also known as the reserve price.

Auction with Reserve: An auction in which the seller or his agent reserves the right to accept or decline any and all bids. A minimum acceptable price may or may not be disclosed and the seller reserves the right to accept or decline any bid within a specified time.

Non-Published Reserve: A method of sale utilized where confidential bids are submitted to be opened at a predetermined place and time. Not a true auction in that it does not allow for reaction from the competitive market place.

Subject to Sellers Confirmation: An auction in which the seller reserves the right to establish a reserve price, to accept or decline any and all bids or to withdraw the property at any time prior to the announcement of the completion of the sale by the auctioneer.

Online Yes/No: An auction conducted online and not on the premises of the property being sold.

Terms and Conditions Attachment: Specific Auction terms and conditions located in Documents section on flexmls. Terms and Conditions = The printed rules of the auction and certain aspects of the Purchase & Sale Agreement that are read and/or distributed to potential bidders prior to an auction sale.

List price: The required deposit to bid on property. Note List Price is the higher price on listing than the Range Price(lower) in the MLS and not the deposit.

Market Value: The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Pre-Auction: Specified date and time property is available for prospective buyer viewing and audits. Also known as Open House or Inspection.

Live Auction Date: The effective date of auction in which the auctioneer will accept bids at the determined location.

Post Auction Period: If the property is not sold at auction, this is the timeframe to make an offer. This will be put to the seller for their decision.

Auction Contact Name: The person or entity to contact for details on the auction.

Auction Contact Phone: The phone number for the Auction Contact

Auction Date: The effective date of auction in which the auctioneer will accept bids online or in person.