

“J” and “K” CODES

To become enforceable the language of the “J” Codes is required to be shown on the Listing Contract or on an Addendum to the original contract.

- J-1 The commission shall be payable when Title passes.
- J-2 Commission deemed earned and payable if, as and when Title passes.
(Note to LB: using this language may preclude you from exercising your lien rights.)
- J-3 Owner reserves the right to refuse any and all offers, including listed price.
- J-4 Owner reserves the right to sell to a third party relocation company without obligation for commission.
- J-5 Owner reserves the right to approve tenant not based on any violation of the Human Rights and Opportunities Act.
- J-6 A special incentive is being offered to the selling broker.
- J-7 Sale is subject to Probate Court Approval.
- J-8 Change in the Gross Commission established in the Listing Contract required by The Lender as a condition of approving the sale will be apportioned between the listing and cooperating Participant.
- J-9 Contact LB regarding dual or variable commission.

The language of the “K” Codes does not require an owner’s signature and may be added to the listing at anytime by the LB.

- K-9 Pets allowed in condo complex.
- K-10 Pets not allowed in condo complex.
- K-11 Contact LB regarding alterations to the text of the Greenwich MLS Listing Contract.
- K-12 Contact LB for special selling or leasing conditions.
- K-13 Contact LB for list of personalty inclusions and exclusions.
- K-15 Contact LB for list of customers excluded on Exclusive Right to Sell/Lease Listing Contract.
- K-16 Property being sold subject to right of first refusal.

STATUS CODES

Published 1st Week	Published thereafter	
		Appears by the ML number to indicate a change in status or a new listing.
C\$		Price Change. (CHG \$ - top line of MLS book)
CC		Content Change - in listing information. (CNT CHG - top line of book)
NN		In the Listing Book for the first time. (NEW - top line of book)
RE		Returned to market as an active listing. (RET TO MKT - book)
PO	P	Sale pending with contingencies.
CO	C	Contract (price withheld).
SS	S	Sold (price reported).
WD	W	Property has been withdrawn.
XX	X	Expired.