

**To:** LSAR Members and MLS Users

**From:** Gabe Walsh – LSAR CEO

**Date:** 12/15/2022

Re: Issues within the MLS Related to Properties that Are Active with Contingencies (*Impacting Wisconsin Listings - no Reported Issues for Minnesota Listings*)

#### What the LSAR MLS Did

The Lake Superior Area REALTORS® Multiple Listing Service implemented numerous MLS Changes that can be explained [here](#) on December 8, 2022. Those changes happened overnight and were apparent December 9, 2022. We heard a couple concerns in the first day or two when changes went live related to properties that were being marketed as active with contingencies. Within the last two days, concerns have become more widespread. The LSAR team and our implementation team has been working diligently to find solutions to help improve your experience within the MLS. The issues noted below are, to date, impacting only Wisconsin Listings that are active with contingencies.

As part of the MLS changes, the status “AWC – Active with Contingencies” was removed. If a Wisconsin property has an accepted offer with contingencies, options that may be available with the changes include:

- 1) Mark the Status as Active, add the contingency value “Without Bump Clause (WI Only)” if there is an accepted offer that has contingencies, but does not have a bump clause
- 2) Mark the Status as Active, add the contingency value “With Bump Clause (WI Only)” if there is an accepted offer that has contingencies and includes a bump clause
- 3) Mark the Status as Active and select any other contingency value that WI License Law allow you to use
- 4) Mark the Status as Pending if there is an accepted offer, but the property has not yet closed

#### The Primary Issue

The primary issue being reported is that Wisconsin Agents who have properties as active with a contingency are not able, in their MLS reports and views, to see properties that are active with contingencies. I can verify that right now, the Standard Default MLS Spreadsheet displays contingencies for properties that are active with a contingency view. If you are not seeing this right now, you will need to follow the directions below to either 1) customize your report to show the contingency, or 2) revert to the default MLS Spreadsheet.

Additionally, if you are trying to share active listings with clients and select (in your search) “All Active Listings” – this will bring up all the active listings both with and without contingencies. If you desire to share all these with clients, you need to do nothing!

However, if you only want to share active listings that do not have any type of accepted offer with a contingency, you will need to modify your search according to the directions below. If you follow those instructions, you will be able to bring up such properties.

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## Here is What You Need to Do

All LSAR Default MLS Reports are updated to include a contingency field as a default value to the default reports.

**305 7th St W** **\$139,900**

Ashland, WI 54806 - MLS #6106260  
 SINGLE FAMILY - **Contingency**: Without Bump Clause (WI Only)

Well kept 2 bedroom ranch home built in 2005. Clean, dry insulated basement. Corner lot. Close to shopping and the Tri-county Corridor. New Stainless Appliances New Paint. Concrete Driveway Move in ready.

**BEDS: 2** **BATHS: 1** **FinSqFt: 960** **35 Days on Market**

[View Detail](#)

*Listing provided courtesy of RE/MAX Prodigy- Ashland*

The MLS Default spreadsheet includes a contingency value as well. However, if a user has modified their spreadsheet view, they will need to either customize the contingency field in where they wish to have it or revert the report to default. They can accomplish this by going to the customize button and clicking fields from the spreadsheet view:

**Default MLS Defined Spreadsheet (44)**

Checked All Email Share Save Print Export Customize Correction

**TOTAL** **HIGH** **LOW** **AVG** **MED**

LISTING COUNT: 44 DAYS ON MARKET: 203 1 81 72

SOLD PRICE: \$0

?	Status	Contingency	Picture C	Association NRDS	Association MLS
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**Default MLS Defined Spreadsheet Field Prefs** Save Cancel

Search  Contain:  Class:  Group:  Name:

Available				Selected					
	Name	Code	#	Sort	Name	Code	#	Short Lbl	Short Val
<input type="checkbox"/>	# Available Development Units	TotalUnits	21		<input type="checkbox"/>	Contingency	Cntgncy	252	
<input type="checkbox"/>	% of Ownership	PercentOwn	11		<input type="checkbox"/>	Picture Count	PicCount	22	
<input type="checkbox"/>	1/2 Baths	HBaths	80		<input type="checkbox"/>	Association NRDS ID	AssocNRDS	66	
<input type="checkbox"/>	1/4 Baths	QBaths	81		<input type="checkbox"/>	Association MLS ID	AssocMLSID	67	
<input type="checkbox"/>	3/4 Baths	3QBaths	79		<input type="checkbox"/>	MLS #	MLS #	50	
<input type="checkbox"/>	Action Icons	Action Icons	0		<input type="checkbox"/>	Class	Class	51	
<input type="checkbox"/>	Address 2	Address 2	59		<input type="checkbox"/>	Sub Type	Type	54	
<input type="checkbox"/>	Agency Compensation	AgencyComp	10		<input type="checkbox"/>	Price	Price	16	
<input type="checkbox"/>	Agent Hit Count	AgntCount	26		<input type="checkbox"/>	Address	Address	58	
<input type="checkbox"/>	Agent Phone	OHAgPhone	10		<input type="checkbox"/>	City	City	60	
<input type="checkbox"/>	Agent Remarks	AgtRemarks	26		<input type="checkbox"/>	State	State	61	
<input type="checkbox"/>	Appointment Phone	AppPhone	10		<input type="checkbox"/>	Zip	Zip	62	

[Revert to Default](#)

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If you are an agent who would like to have their contacts not receive any notifications on listings that have Contingencies this can be set up as part of your saved search. You would need to enter the contingencies you do not wish to have shown and change the drop-down item to "Not Equal to". This will allow you to still send active listings while ignoring any that have contingencies selected. Note that if you do want to include contingencies you can skip this portion.

The screenshot displays a search criteria form for a real estate listing. The form includes fields for Sale/Rent (set to 'All'), Price (Low and High values), Status (set to 'ALL ACTIVE'), and Contingency (with options like APC, INSP, NONE, OTH, SAP, SCPA, CTG, STF, SSR, 3PA, WBC, WOBC). A 'CRITERIA SUMMARY' panel on the right shows the selected criteria: Sale/Rent (Equals B), Contingency (Not Equal To APC, INSP, NONE, OTH, SAP, SCPA, CTG, STF, SSR, 3PA, WBC, WOBC), and Status (ALL ACTIVE). The search results count is 388.

### Other Items Being Worked On

1. If properties are being viewed through Showing Time, properties that are active with contingencies are not noting a contingency at all. We are working with engineers at Showing Time to identify solutions that can be implemented swiftly to change this. Likely, what we can do is have the contingency value in "short form" show next to the "Active" Status. For example, the hope would be a property that is inputted as "Active" with a contingency value of "With Bump Clause (WI Only)" would appear in Showing Time As: "Active" and the short value "WBC" would appear somewhere close or directly next to the Active Status.
2. Websites such as Realtor.com and Zillow.com are showing properties that are active with contingencies as "Active" with no notation of contingencies. This is consistent with how some nearby MLS's syndicate and how these sites display such listings. This is more of a question of policy than anything that can be vetted by the MLS Committee.
3. Other issues that arise with other places we syndicate listings to and how they talk to each other.

### Support is Available if you Need Assistance

If you are needing support, you can call our office and we will work to help walk you through this. Additionally, if an LSAR Staff Member is not immediately available, you have access (as a benefit) to the Paragon Support Number: (877-657-4357). They are aware of these specific issues and have been prepared to field calls. We don't give you that information to punt you away from the LSAR Office – we give you that information because they are experts with the software and a resource for you.