



FRESNO ASSOCIATION OF REALTORS®

Comp-Only Status FAQ

- **What is a Comp-Only Sale?**
 - A comp only sale includes but is not limited to the following situations:
 - A transaction secured by an RLA that has been excluded from the MLS
 - Single Party Compensation Agreement transaction that can be entered after the close of escrow
 - A Fresno MLS Subscriber who represented the buyer in the transaction.
 - If your situation is more unique than these examples provided, please call MLS Staff for guidance
- **Am I required to send MLS documentation prior to entering my Comp-Only listing?**
 - Any property within the coverage area of the MLS that is secured by an RLA and is going to be excluded from the MLS for more than 2 business day must have an Exclusion form acknowledged by the seller and filed with the MLS within 2 business days of the start date of the contract or after all signatures are collected, whichever date is later. Staff may also request documentation validating listing entry at anytime
- **Can I enter any sale into a Comp-Only status?**
 - Yes, any property can be entered into the MLS as a Comp-Only sale
- **My excluded listing has sold, when do I enter it into the MLS?**
 - You have 30 calendar days from the close of Escrow date to enter listing information into the MLS
- **I represented the Buyer and there was no Seller representation, what do I enter for the Listing agent ID and Office ID?**
 - When there is no Seller's agent involved in the transaction you will enter "99999" for the Listing agent ID and "99999" for the Listing office ID
- **Will this syndicate to 3rd party sites?**
 - No, this status is only available within the Fresno MLS database
- **Do I still have to enter turn by turn directions for this off market property?**
 - Yes, the "Directions to Property" field is still required to have turn by turn directions
- **Am I still required to enter a photo?**
 - Yes, at least 1 exterior photo must be uploaded within 3 business days of the entry date
- **Is there an input sheet for a Comp-Only listing?**
 - Yes, you can find it on our website under **Forms**

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