



**Associations and Groups**

BCRTS	Business Committee for Regional Transportation Solutions
BOD	Board of directors
CCAR	Central Carolina Association Realtors®
CDS	<p>Carolina Data Share — Carolina Data Share (CDS) is a cooperative effort of multiple listing service (MLS) organizations to share listing data for advertising display on the Internet. CDS is an expansion of the IDX program. Any Participant or Subscriber in any participating MLS can display IDX data from all CDS participating MLSs on their website. The MLSs actively involved in the CDS project at this time are:</p> <ul style="list-style-type: none"> <li>• Carolina Multiple Listing Services, Inc. (Charlotte metropolitan area);</li> <li>• North Carolina Mountains MLS (Asheville, Brevard, Hendersonville and Waynesville metropolitan area);</li> <li>• Triad MLS, Inc. (Greensboro, Winston-Salem, High Point metropolitan area);</li> <li>• Triangle MLS, Inc. (Raleigh, Durham, Chapel Hill metropolitan area)</li> </ul>
CHP.com	CarolinaHomePrograms.com
CMLS	Carolina Multiple Listing Service, Inc.
CMS	Charlotte-Mecklenburg Schools
CRCBR	Charlotte Region Commercial Board of Realtors®
CRRA	Charlotte Regional Realtor® Association
GAR	Gaston Association of Realtor®
HAR	Houston Association of Realtors®
HBAC	Home Builders Association of Charlotte
HOF	Housing Opportunity Foundation
HOP	NAR Housing Opportunity Program (National Assoc. of Realtors®)
LCBR	Lincoln County Board of Realtors® (also LINC)

LDP	Leadership Development Program
NAIOP	National Association of Industrial and Office Properties
NAR	National Association of Realtors®
NCAR	North Carolina Association of Realtors®
NCREC	North Carolina Real Estate Commission — The commission is an independent state governmental agency. It should not be confused with the North Carolina Association of Realtors® (or its local boards), which is a trade organization whose members are known as Realtors®.
PRAR	Piedmont Regional Association of Realtors®
REBIC	Real Estate and Building Industry Coalition
RPAC	Realtors® Political Action Committee
SALS	Salisbury Association of Realtors®
SCAR	South Carolina Association of Realtors®
SPPACE	Shelter Providers Political Action Committee Enterprise
TMLS	Triangle Multiple Listing Service
TRIAD MLS	Triad Multiple Listing Service
UCAR	Union County Association of Realtors® (also UNIO)
UCPS	Union County Public Schools
ULI	Urban Land Institute
WAKE	Wake County Association of Realtors®
WHCP	Workforce Housing Certificate Program (local foundation program)

### **Government Boards and Agencies**

BDC	Building Development Commission
BOCC	Board of County Commissioners
CDOT	Charlotte Department of Transportation
CMS	Charlotte Mecklenburg Schools
CMUD	Charlotte Mecklenburg Utilities Department
COG	Council on Governments
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
HUD	Housing and Urban Development
LUESA	Land Use and Environmental Services Agency

NCDOT  
SWAC

North Carolina Department of Transportation  
Storm Water Advisory Commission

**Governmental Policies and Terms**

APFO	Adequate Public Facilities Ordinance
BMP	Best Management Practice
DOJ	Department of Justice
ETJ	Extraterritorial Jurisdiction
GDP	General Development Policies
HOA	Home Owners Association
LID	Low Impact Development
MSA	Metropolitan Statistical Area
PDD	Planned Development District
PUD	Planned Unit Development
SWIM	Surface Water Improvement and Management
TDR	Transfer of Development Rights
TND	Traditional Neighborhood Development
TOD	Transit Oriented Development
UDO	Unified Development Ordinance
UGB	Urban Growth Boundary
USDG	Urban Street Design Guidelines

**Membership-Related**

A	Affiliate
BIC	Broker-in-charge
CA	Corporate Affiliate
COVE	Cooperative Venture (Group) — COVE (which stands for cooperative venture) comprises MLS organizations whose purpose is to conduct research, share knowledge and influence industry changes that will affect the brokerage community. Ann Hale Bailey of Pranix serves as the administrator of COVE.
DR	Designated Realtor®
EDUC	Education Record
HM	Honorary Member

I	Institute Affiliate
LR	Life Realtor®
LOA	Leave Of Absence
MP	Member Participant
ML	Multiple Listing Office
NA	New Applicant
NM	Non-Member Licensee
NML	Non-Multiple Listing Office
NRDS	National Realtor® Database System (NAR's database)
P	Pending member (applied but has not attended Realtor® orientation yet)
R	Realtor® Member
R2	Secondary Realtor® Member (primary member at another board)
RM	Realtor® in Multiple Offices
S	Suspended
SUB	Subscriber to MLS
T	Terminated
T	Appraisal Trainee

**CMLS/TEMPO™-Related**

ACDDP	“Active Due Diligence” status — This is used to indicate that a listing is under contract during the Due Diligence Period (described in the Offer to Purchase and Contract), and that the listing is available for showing. If the Seller indicates no more showings during the Due Diligence Period, then the listing status should be “Pending.”
CBS	Call Before Showing (code)
CC&R	Covenants, Conditions & Restrictions — CMLS provides the ability to search for CC&R documents under the “Public Records” option in TEMPO, and the vendor for the CC&R Search is Courthouse Retrieval System (CRS).
COND	Conditional Continue To Show Listing Status — Pending sales with contingencies that will remain on the market may be reported as contingent or conditional within two business days after execution of the purchase agreement. "Conditional Continue to Show" means the listing is under contract with conditions (except for the Contingent Sale Addendum). “Conditional Continue to Show” means the listing is available for showing.

CONTG	Contingent Continue To Show Listing Status — Pending sales with contingencies that will remain on the market may be reported as contingent or conditional within two business days after execution of the purchase agreement. "Contingent Continue to Show" means the listing is under contract with the Contingent Sale Addendum. "Contingent Continue to Show" means the listing is available for showing.
COVE	Cooperative Venture (Group) — COVE (which stands for cooperative venture) comprises MLS organizations whose purpose is to conduct research, share knowledge and influence industry changes that will affect the brokerage community. Ann Hale Bailey of Pranix serves as the administrator of COVE.
CRS	Courthouse Retrieval System — CMLS provides the ability to search for CC&R documents under the "Public Records" option in TEMPO, and the vendor for the CC&R Search is Courthouse Retrieval System (CRS).
FACL	First American Core Logic — This company, now known simply as CoreLogic, provides the Realist.com tax database that CMLS Subscribers can search under the "Public Records" option in TEMPO. In addition, MarketLinx is a division of CoreLogic, which provides the TEMPO MLS system, MLS DataChecker and Membership Director (formerly known as Maryland Management or MMSI).
FTP	File Transfer Protocol — CMLS currently provides a password-protected flat text file of IDX data feed once daily using FTP technology, but is planning to switch to a RETS data feed as soon as is practical.
IDX	Internet Data Exchange — Through a program called Internet Data Exchange (IDX), brokers permother brokers to advertise their active listings on one another's websites. Brokers may include their listings in the IDX database without having their own websites. Since 2001, CMLS has provided the IDX program, and in May 2009, CMLS began including sold data in the IDX data feed.
LPS	Lender Processing Services — LPS has been selected as the vendor for the "Find a Home" feature of CarolinaHome.com, which will also incorporate community data such as schools, demographics and other data.
MDC	MLS Data Checker — CMLS uses a tool called MLS DataChecker, an application designed to help MLSs validate the quality and accuracy of their data, and to enforce the correction of violations. This tool is provided by First American Core Logic.

MLS	Multiple Listing Service — A multiple listing service (MLS) is a means by which: (i) Member Participants make blanket unilateral offers of compensation to other Member Participants (acting as subagents, buyer agents, or in other agency or non-agency capacities defined by law); (ii) cooperation among Member Participants is enhanced; (iii) listing information is accumulated and disseminated to enable Member Participants to prepare appraisals, analyses, and valuations of real property for bona fide clients and customers; (iv) Member Participants engaging in real estate appraisal contribute to common databases; and (v) listing information is correlated and disseminated in an orderly fashion among the Member Participants so they may better serve their clients and the public. Entitlement to compensation is determined by the cooperating broker's performance as procuring cause of the transaction. (CMLS Bylaws)
PC	Personal Computer
PDF	Portable Document Format
R&R	Rules and Regulations — Each CMLS Subscriber is responsible for complying with the “ <a href="#">CMLS Bylaws</a> ” and “ <a href="#">CMLS Rules and Regulations</a> ” as a condition of subscription to the service. The CMLS Rules and Regulations are posted on <a href="#">CarolinaRealtors.com</a> .
RAM	Random Access Memory
RESO	Real Estate Standards Organization — RESO oversees the NAR-supported Real Estate Transaction Standard, which defined an approach for exchanging listings with multiple listing services. NAR's Center for REALTOR® Technology provides staff support for RESO.
RETS	The Real Estate Transaction Standard — Common language spoken by systems that handle real estate information, such as MLSs.
RPR	<a href="#">Realtors® Property Resource</a> — Realtors Property Resource (RPR), NAR's exclusive online real estate database, will provide REALTORS® with data on every parcel of property in the U.S.
TEMPO	The Corelogic TEMPO MLS system — TEMPO is the name of the MLS system used by CMLS. TEMPO is provided by MarketLinx, a division of CoreLogic.
VOW	Virtual Office Website — A Virtual Office Web site (VOW) is a Member Participant's Internet website, or a feature of a Member Participant's website, through which the Member Participant is capable of providing real-estate brokerage services to consumer. The Member Participant must first establish a broker-consumer relationship (as defined by state law). The VOW provides the consumer with the opportunity to search MLS listing information, subject to the

Member Participant's oversight, supervision and accountability. A VOW is different from Internet Data Exchange (IDX) in that a Member Participant operating a VOW can provide any listing information available in the MLS through the VOW that a broker or agent could provide in a brick-and-mortar office. In contrast, IDX is considered advertising and contains only limited MLS information from the MLS.

### **Designations**

ABR	Accredited Buyer Representative
ABRM	Accredited Buyer Representative Manager
CCIM	Certified Commercial Investment Member
CIPS	Certified International Property Specialist
CPM	Certified Property Manager
CRB	Certified Real Estate Brokerage Manager
CRE	Counselor of Real Estate
CRS	Certified Residential Specialist
e-PRO®	Internet Certification
GAA	General Accredited
GRI	Graduate Realtor® Institute
RAA	Residential Accredited Appraiser
RRS	Resort and Recreational Specialist
SRES	Senior Real Estate Specialist
WHS	Workforce Housing Specialist