



HUD Homestore Release Notes

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U.S. Department of
Housing and Urban Development

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Exclusive Listing Period Update

Overview

The Exclusive Listing Period is a competitive listing period during which only eligible Governmental Entities, HUD-approved Nonprofits, and Owner-Occupant Buyers may submit bids on HUD REO Properties. Properties with a disposition sale type IN (Insured) or IE (Insured Escrow) have an initial exclusive period where bids are collected for 10 days and opened on the 11th day. If none of the bids received by the 10th day are accepted, the asset manager will open and review bids daily from the 11th day up until the end of the Exclusive Listing Period.

What has changed

The Exclusive Listing Period duration used to be 30 days. It will now be **15 days**. After the initial 10-day collection period, bids will be collected for a maximum of 5 more days. If no bids are received or accepted by then, the property will go into the Extended period where all buyers, including investors, are eligible to bid.

Any Exclusive listings that started when the duration was 30 days will continue until the 30th day. If a 30-day Exclusive bid was accepted but then the contract was cancelled, the listing will continue with the remaining days of the original 30-day duration.

What has not changed

Everything else about the listing periods, bid collection and opening will remain the same.