

Common Official (and Unofficial) Real Estate Abbreviations

There are many abbreviations used in real estate, but the following list includes the more common ones you've probably heard before. In the abbreviations, you may see differences in which letters get capitalized and which don't depend on the realtor/publication.

3B/2B - three bedrooms and two bathrooms
2C - two-car garage
A/C - air conditioning
Appls - appliances
Apt - apartment
Ba - bathroom
Br - bedroom
CAC - central air conditioning
Ch - central heat
D/D - dishwasher and a garbage disposal
Dk - deck
Det - detached garage
Dr/Fdr - dining room/formal dining room
Fag - forced air gas
F/Fin Bsmt - fully finished basement
FMV - fair market value
Fp - fireplace
FSBO - for sale by owner
Gar - garage
Hdw - hardwood floors
HOA - homeowners association
Kit - kitchen
La - living area
Lr - living room
MLS - Multiple Listing Service; database of real estate for sale
Ofc - office
Pl - swimming pool
Pvt - private
Pwdr Rm - powder room or half bath
RTO - rent to own
Sfh - single family home
Spac - spacious
Upr - upper floor
W/D - washer and dryer

Housing Ad Abbreviations

Ac - acre
Aek - all electric kitchen
Att - attached garage
Brk - brick
Cath ceil - cathedral ceiling
Cldsc - cul-de-sac
C/Vac - central vacuum
Cp - carport
Elv - elevator
Feat - features
Flr - floor
Gard - garden
Gdo - garage door opener
Grmet Kit - gourmet kitchen
Grt Rm - great room
Hi Ceils - high ceilings
Mba - master bedroom with bathroom
Osp - off-street parking is available
Smart - a computer controls some electronic devices like heating, alarms, and lights
Str - on-street parking
Vw - view or views
Wic - walk-in closet

Real Estate Broker Abbreviations

ARV – after-repaired value
CCIM – Certified Commercial Investment Member
COO or C of O – certificate of occupancy
CMA – comparative market analysis
COCR or CCR – cash on cash return
COF – cost of funds
CRE – commercial real estate
DTI – debt to income ratio
FMR – fair market rent
FMV – fair market value
GRM – gross rent multiplier
HML –hard money lender
IRA – individual retirement account
IRR – internal rate of return
JV – joint venture

L/O – lease option
LLC – Limited Liability Company
LLP – Limited Liability Partnership
LTV – loan to value
MAO – maximum allowable offer
MLA - market leasing assumption
NNN – triple net lease
NOI – net operating income
NOO – non-owner occupied
OO – owner occupied
O/F – owner finance
P&S – purchase and sale
PCF – price to cash flow (ratio)
PITI – principal, interest, taxes and insurance
PUD – planned unit development
Q Pos - available for quick possession
REI – real estate investing
REO – real estate owned
ROI – return on investment
TT - transfer tax

Real Estate Contract and Financing Abbreviations

AMORT – amortization
APR – annual percentage rate
ARM – adjustable-rate mortgage
CCR – conditions, covenants, and restrictions
CFD – contract for deed
CLTV – combined loan to value
CAP – capitalization
DOS – due on sale clause
DOT – deed of trust
EMC – earnest money contract
FCRA – Fair Credit Reporting Act
I/O– interest only (loan)
LOC – line of credit
LOI – letter of intent
LPOA – limited power of attorney
MOS - memorandum of sale
PCOA - post closing occupancy agreement
PMI – private mortgage insurance

POA – power of attorney
POF – proof of funds
Sub2 – subject to existing financing
TIL – Truth In Lending

Abbreviations for Real Estate Groups and Certifications

ABR – Accredited Buyer Representative
ACRP - Association of Commercial Real Estate Professionals
AMO – Accredited Management Organization
CBR – Certified Buyer Representative
CHMS – Certified Home Marketing Specialist
CLHMS – Certified Luxury Home Marketing Specialist
CNS – Certified Negotiation Specialist
CPM – Certified Property Manager
CRB – Certified Real Estate Broker
CRS – Certified Residential Specialist
FDIC – Federal Deposit Insurance Corporation
FEMA – Federal Emergency Management Agency
FHA – Federal Housing Administration
FHLMC – Freddie Mac (Federal Home Loan Mortgage Corporation)
GNMA – Ginnie Mae (Government National Mortgage Association)
GRES – Graduate Real Estate Society
GRI – Graduate REALTOR® Institute
HUD – Housing and Urban Development
NAA - National Association of Appraisers
NAR – National Association of Realtors
REALTOR® – Member of the National Association of Realtors
REBNY – Real Estate Board of New York
REIA – Real Estate Investors Association
SRES – Senior Real Estate Specialist

Lockbox Terms to Know

Access Details

Within your ShowingTime product, the Access Details section plays a vital role in how listing agents manage lockbox access. Accessible from the Access Information section of the Listing Worksheet, the Access Details section allows the listing agent to choose the access type along with any pertinent additional information, such as a combination, serial number or Call Before Showing (CBS) code.

Bluetooth

Bluetooth is a wireless technology standard that is used both by most modern mobile devices and many lockboxes. The ShowingTime mobile app can leverage Bluetooth technology to allow wireless access to compatible lockboxes when a showing agent arrives at a listing during the scheduled showing time.

Call Before Showing (CBS)

The CBS code allows the listing agent to control key box access by requiring the buyer's agent to call for authorization before opening the key box. When enabled, this optional feature provides additional peace of mind that key access is granted only to an authorized agent.

Listing Activity Report

Users of ShowingTime for the MLS, the ShowingTime Appointment Center and ShowingTime Front Desk have access to a host of detailed reports they can leverage to inform their business decisions. For lockbox users, the Listing Activity Report provides detailed records of a lockbox's access history.

Secure Access®

Available throughout the U.S. and Canada, ShowingTime Secure Access® adds an additional layer of security for users of any type of lockbox, as long as they're a subscriber. With Secure Access, a lockbox linked to a confirmed showing can be unlocked by a buyer's agent with a tap of a button from the ShowingTime mobile app, but only during the confirmed appointment window.

For lockboxes that don't use Bluetooth, the access code is provided at the confirmed appointment time. In both cases, the listing agent will set the access window for up to 60 minutes before and after the confirmed time.

Sharing Code

Unique to Master Lock lockboxes that support Bluetooth, the Sharing Code is used to activate your lockbox with ShowingTime. Please refer to the Master Lock Vault Enterprise website for additional details on how to obtain this code.