

# Real Estate Abbreviations

By Janet Feinberg Schindler

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Reading real estate advertisements and MLS "statements" can be a bit like trying to decipher the portal to the tomb of Ramses, but with a crash course on real estate hieroglyphics, you'll soon be reading ads like a pro!

The first thing to bear in mind is that ads that sound too good to be true, usually are. Reading between the lines is often more useful than reading only the lines. For example, if there is no mention of a garden or garage, neither probably exists. If the ad says "leased parking," then there is no garage, only a rented one nearby. "Cute" means "small," "charming" usually means "original condition" or "original architecture" and "modern" probably means "60's or 70's."

Ownership references are often more obscure. "Co-op" means you'll likely have to put at least 50% down and expose your financials (if not your life) to a coop board who will let you know whether or not they accept you into their exclusive domain. The term "flat" describes a full-floor one-level unit with one or more other units in the building. A flat may be either a condominium (a form of ownership wherein you own your unit exclusively with an interest in the common area such as garden and roof) or a tenancy-in-common (a form of ownership wherein you own a percentage of the whole building and you essentially lease your unit, non-exclusively). If an ad says a property is "houselike," you can be sure it's not a house. By the same token, if an ad reads as if it has a house address (i.e. 1328 Green Street) and the price is abnormally low for a house in that location, you can be pretty sure it's not a house, but a flat with its own address.

To start you on your way to deciphering real estate hieroglyphics, I've compiled the following list, which is in no way meant to be complete. These are the basics. If you come up with anything interesting that you can't decipher, please let me know and I will do my best to help you.

Here in alphabetical order, are the most commonly used abbreviations:

ACT	Active (Currently Listed) Listing
AEK	All Electric Kitchen
ASSN	Association (as in HOA/Condominium Association)
BDRM	Bedroom(s)
BA	Bathroom(s)
BLDG RSTRS	Building Restrictions
BLDG SEC	Building Security
BLK	Block
BLT	Built
BR	Bedrooms
BRD APRV	Board Approval (as required in a coop)
BSMT	Basement
BUS DIST	Business District
C	Condominium
C\$	Price Change

## Real Estate Abbreviations

By Janet Feinberg Schindler

Page 2 of 5

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CAP	CAP Rate
CC&R's	Covenants, conditions & Restrictions (of the HOA Assn)
CND	Condominium
CNTR	Counter
COE	Close of Escrow
COM LNDRY	Common Laundry
COND	Condition
CONDO	Condominium
CONSTR	Construction
CONTEMP	Contemporary
CONV	Conversion
COOP APT	Cooperative Apartment
COST/SF	Cost per Square Foot
COV	Coverings (window or floor)
CRPT	Carpet
CTY LTS	City Lights
D/S	District/Sub district (Corresponds to the Realtors' map)
DEC	Decorative (as in a non-working fireplace)
DEP	Deposit
DIN AR	Dining Area
DIN RM	Dining Room
DIST	District (as designated on the Realtors' map)
DK	Deck
DN/STDY	Den/Study
DOC	Document
DOM	Days on Market
DR	Drive, Dining Room
DSHWSHR	Dishwasher
DT	Date
EDW	Edwardian
ELCT	Electric
ELEV	Elevator
ELEC RGE	Electric Range
ELEV	Elevator
ENG RPT	Engineer's Report
EST	Estimate, estimated
EST DIN RM	Estimated dining room size
EST LIV RM	Estimated living room size
EST MB	Estimated Master bedroom size
EX	Estimated total annual expenses, Expiration Date
EXCH	Exchange
EXT	Exterior
FIL LND	Fill Land
FIN	Financing
FL#	Floor Number
FLD ZN	Flood Zone
FLR	Floor
FLR#	Floor Number
FMLY RM	Family Room
FRPLC	Fireplace
FRML DIN RM	Formal Dining Room
FRNC	Furnace
FT	Feet, Foot

## Real Estate Abbreviations

By Janet Feinberg Schindler

Page 3 of 5

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FURN	Furnished
GAR	Garage
GI	Estimated Gross Annual Income
GRDN	Garden
GR INC	Estimated Gross Annual Income
GRM	Gross Rent Multiplier
GRNBLT	Greenbelt
GRS	Gross
H	Home
HOA	Homeowners' Association (may also refer to the dues)
HSE & APT	House & Apartment
INC	Gross annual income, income
INCL	Include, included
INT	Interest, Interior
KIT	Kitchen
L	Leased
LA	Listing Agent
LD	Listing Date
LIV RM	Living Room
LND	Land
LNDRY RM	Laundry Room
LO	Listing Office
LOC	Location, Located
LOT	Lot Size, Lots and Acreage
LP	List Price
LR	Living room
LSE	Lease
LSE-OPT	Lease-option
LTS	Lights
LVL	Level
LWR LVL	Lower Level
M	Month-to-month
M-M	Month-to-month
MAIN LVL	Main Level
MED	Mediterranean
MGMT	Management
MO	Month, Monthly
MSTR BD	Master Bedroom
MTG	Mortgage
NEGOT	Negotiable
NN	New Listing
OC	Occupant's Name
OCC	Occupant
OFF ST	Off Street
OFR	Offer
OWNR ASSN	Owners' Association
P	Parking

## Real Estate Abbreviations

By Janet Feinberg Schindler

Page 4 of 5

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PANO	Panoramic
PB	Probate
PCS	Pending, Continue to show (contract has contingencies)
PK	Parking
PKG	Parking
PND	Pending, Do not show (Contract has no contingencies)
POSS	Possession
PR	Price
PRTL BSMT	Partial Basement
PVT	Private
R.E.	Real Estate
RD	Road
REC RM	Recreation Room
REFRIG	Refrigerator
REIN CONC	Reinforced Concrete
RENT/M	Rent per month
RES	Residential
RF DK	Roof Deck
RGE	Range
RM	Room
RMKS	Remarks
RMOD	Remodeled
RMSS	Realtors Multiple Sales Service
RNT/MO	Rent per month
RPT	Report
RSTR	Restrictions
RTS	Rights
S	Sold, side by side
SA	Selling Agent
SBJ TO	Subject to
SD	Sale date
SD BY SD	Side by side
SEC SYS	Security System
SEE RMKS	See Remarks
SF	San Francisco, Square Feet
SFownHOME	My website!
SHGL	Shingle
SHOW	Showing instructions
SHP	Shopping
SHWR	Shower
SLD	Sold Listing
SO	Selling Office
SOT	Shower over Tub
SP	Sales Price
SP/MED	Spanish/Mediterranean
SPLT LVL	Split Level
SQ FT, SQFT	Square Feet
ST	Street, Status
STDO	Studio
STDY	Study
STE	Suite
STG	Storage
STK COOP	Stock Coop
STL SHWR	Stall Shower

## Real Estate Abbreviations

By Janet Feinberg Schindler

Page 5 of 5

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SWR SYS	Sewer System
T TAR&GRAV TD TEN TEN RTS TIC TX, TXS	Tenancy-in-Common Tar and Gravel Trust Deed Tenant Subject to tenant's rights Tenancy-in-Common Taxes
U1, UN1 UN UNIMPROP UPR LVL UTIL	Unit number one Unit Unimproved Property Upper Level Utilities
V VAR VICT	Vacant, Voicemail Variable Victorian
W W/W WD BURM WDED AR WNDW COV WSHR&DRYR WY	Withdrawn Wall-to-wall Wood Burning Wooded Area Window Coverings Washer & Dryer Way
X XTRA STG XX	Expired Listing Extra Storage The listing period has expired
YB YR YRS/LS	Year Built Year Year remaining on Lease
ZN	Zone, Zoning