



## “Coming Soon-No Show” status Seller Authorization Addendum

This Coming Soon-No Show status seller authorization form is a local addition to the listing agreement between the Seller(s) and the Listing Brokerage identified below. **It authorizes Listing Brokerage to begin exposing the property to other MLS brokers up to 21 days prior to the date the listing is “Active” as described in the Triad MLS Rules and Regulations.** In the event of a conflict between this Addendum and the listing agreement, this addendum will prevail.

Coming Soon-No Show status indicates that Listing Brokerage and Seller are preparing the property for sale before marketing as Active status. There must be valid listing agreement between Seller and Listing Brokerage. Listings in Coming Soon-No Show status must have Seller approval, obtained by using this form.

Coming Soon-No Show status is not intended to give Listing Brokerage an advantage in finding a buyer for the property to the detriment of other MLS brokers, nor is it intended to circumvent the sale of the property on an open market. Coming Soon-No Show status provides a method for Listing Broker to notify other cooperating brokers of properties that will be made fully available for showing and marketing after preparations have been completed. Properties in Coming Soon-No Show status may not be shown. Any showing of a property in Coming Soon-No Show status disqualifies the property from that status, and a fine is assessed to the listing agent: for first violation = \$1,000.00, second violation = \$3,000.00, third violation = expulsion from the MLS.

<p>1) Marketing Date: Listings entered into the MLS with Coming Soon-No Show status automatically transition to Active status on the “Marketing Date” which cannot be more than 21 days after the original entry date of the listing.</p>	<p>____/____/____ MM / DD / YY</p>
<p>2) Triad MLS displays Coming Soon-No Show status listings only in the MLS system. Triad MLS does not transmit these listings in MLS advertising data feeds, including national real estate listings websites and brokerage public advertising sites (called “IDX” sites). Seller acknowledges and understands that consumers who conduct searches for listings on popular sites on the Internet may not see information about the property in response to their search while the listing is in Coming Soon-No Show status.</p>	<p>_____ seller(s) initials</p>
<p>3) A property in Coming Soon status may not be shown. Until the Marketing Date, potential buyers and Realtors®, including other Realtors® in the Listing Brokerage’s office, cannot schedule showings of a Coming Soon-No Show property through the Seller, ShowingTime or the Listing Brokerage and cannot be given access to physically view the property. The listing agent must change the listing to Active status if a showing will occur before the Marketing Date scheduled on this form.</p>	<p>_____ seller(s) initials</p>

<p>4) As soon as the Seller is ready for showings to begin, the listing agent must change the listing status in the MLS to “Active.” Days on Market (DOM) will start when the listing transitions to Active status. Once the listing transitions from Coming Soon-No Show status to Active status, it cannot revert back to Coming Soon-No Show status.</p>	<p>_____</p> <p>seller(s) initials</p>
<p>5) The Listing Broker may not re-list this property with Sellers in Coming Soon-No Show status unless the previous listing has been in Expired or Withdrawn status for more than 90 days or the property has been sold or rented.</p>	<p>_____</p> <p>seller(s) initials</p>
<p>6) The Listing Brokerage may place a “Coming Soon” sign on the property and may engage in other pre-marketing activities consistent with this Addendum and state law, provided Seller and Listing Broker do not promote or advertise the property in any manner other than as “coming soon.”</p>	<p>_____</p> <p>seller(s) initials</p>

Seller acknowledges and accepts the consequences of the decision to deny property showings and MLS advertising feeds for the period indicated above.

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Seller Signature Date

\_\_\_\_\_  
Seller Signature Date

\_\_\_\_\_  
Listing Agent Signature Date

\_\_\_\_\_  
Head Broker Signature, on behalf of . . . Date

\_\_\_\_\_  
Listing Brokerage (print name)