



ADDENDUM TO LISTING AGREEMENT—COMING SOON LISTING



This Addendum is hereby made a part of the Listing Agreement between _____ as Seller and _____ as Broker, dated _____ regarding the real property at _____ ("the Property").

Definition: Coming Soon Listing – Indicates that the broker/agent and the seller are preparing the property for sale and for marketing as Active Status. This status is not intended to give the listing broker an advantage in finding a buyer for the property to the detriment of cooperating brokers or to circumvent the selling of the property on an open market. The intended use of this status is to provide a vehicle for participants and subscribers to notify other participants and subscribers of properties that will be made fully available after preparations have been completed. While the property is in “Coming Soon Listing” Status, the seller and the listing broker may not promote or advertise the property in any manner other than as “coming soon”. This status is for short term use preparatory to Active status, thirty (30) days or less, and must have a listing agreement and seller(s) approval.

- 1) Mandatory – If you have a valid listing contract, and the listing is not yet available, with the seller(s) approval you are required to enter the listing into the MLS in the “Coming Soon Listing” Status.
- 2) Listing must be entered into the Multiple Listing Service in the “Coming Soon Listing” Status within two (2) business days of the listing contract.
- 3) Property Types allowed in the “Coming Soon Listing” Status; Residential (Single Family, Condo/Townhouse & Manufactured), High Rise, Multiple Family, Vacant Land & Residential Rental.
- 3) “Coming Soon Listings” must have at least one (1) image uploaded upon input.
- 4) The maximum days a listing can be in the Coming Soon Listing Status is thirty (30) days.
- 5) Listings must have an “On Market Date” (OMD) entered into the listing load, less than or equal to thirty (30) days.
- 6) While the listing is in the “Coming Soon Listing” Status, it is not viewable by the general public via Third Party Websites, IDX, RETS and API’s (Application Programming Interface).
- 7) Listings entered into the MLS with Coming Soon Listing Status shall automatically transition to Active status on the “On Market Date” (OMD).
- 8) Active Days on Market (ADOM) will start when the listing transitions to the “Active Status”.
- 9) Once the listing transitions from the Coming Soon Listing Status to the Active Status, it cannot revert back to Coming Soon status.
- 10) Listing may not be transferred from any other status to Coming Soon Listing.
- 12) You may, but are not required to enter an explanation of “why the property is not available” for showings in the Agent to Agent Remarks Field.



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On Market Date _____

All other terms of the Listing Agreement not modified by this Addendum shall remain the same. To the extent that any terms of this Addendum are in conflict with the Listing Agreement, this Addendum will control. **WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, SEEK COMPETENT LEGAL AND TAX COUNSEL BEFORE SIGNING.**

SELLER:

Seller's Signature _____ Seller's Signature _____

Printed Name: _____ Printed Name: _____

Date: _____ Time: _____ Date: _____ Time: _____

Seller's Signature _____ Seller's Signature _____

Printed Name: _____ Printed Name: _____

Date: _____ Time: _____ Date: _____ Time: _____

BROKER:

Designated Licensee Signature _____ Date: _____

Printed Name: _____

Broker's Signature _____ Date: _____

Printed Name: _____

Seller Initials: _____ / _____ / _____ / _____