



Coming Soon Addendum

Property Address: _____

Coming Soon Purpose and Intended Use: This status provides an opportunity for listings to be available to the Participants and Subscribers within the Multiple Listing Service (MLS). The "Coming Soon" status is not intended to circumvent the sale of the property on the open market, give the listing brokerage an advantage in finding a buyer for the property, be used or implemented to create a "pocket listing" to the detriment of cooperating brokers, or to circumvent other MLS Policies or Rules. By placing a listing into the MLS members agree to cooperate with other members.

Seller Instructs Broker to Place Property in Coming Soon Status Subject to the Following

1. Showing the Property:

- a) No showings of the property will take place while the property is in the Coming Soon status, including open houses.
- b). Showings will not be conducted by the Listing Broker/Agents, Cooperating MLS Brokers/Agents, directly by the Seller, or any other party.
- c) Showings of the property during the Coming Soon status is in direct violation of the GAVAR MLS Rules.

2. Property Information Accessible to MLS Participants/Subscribers: Seller understands that while the Property is in the Coming Soon status the Property information will be available to MLS Participants/Subscribers, and their clients.

3. Marketing Properties: The property can be marketed using signs, social media, digital communications marketing (ex: email, text or phone blasts, social media messaging), multi-brokerage or franchise listing sharing networks, flyers, written materials, or on other applications available to the public.

4. Posting Coming Soon Properties on Websites:

- a) The Listing Broker or Agent may input the property into their individual Broker or Agent website while the property is in Coming Soon.
- b) While a property is in the Coming Soon status, the listing information will not be sent from the MLS to Broker or Agent websites or any 3rd party public facing websites. Potential buyers who search for homes via 3rd party public facing websites will not be able to view the property online, provided by the Participant/Subscriber.

5. 21 DAYS LIMIT: Properties can be listed in the Coming Soon status for a maximum of 21 days. Listings entered into the MLS with Coming Soon status automatically transition to Active status in the MLS on the date specified in item 8 below.

6. ONE TIME USE OF STATUS: If at any point the Property status is changed from Coming Soon to any other status, the Property may not be returned to the Coming Soon status in the MLS.

7. PRESENTATION OF OFFERS: Buyers can make offers on Coming Soon listings. Should a Seller accept an offer on a Coming Soon listing, Broker must change the MLS status within 1 Business Days consistent with MLS Rules, and the property cannot return to a Coming Soon status.

8. Active Listing Start Date

Property to be entered into the Active status in the MLS if an offer to purchase has not been accepted on:

- ☐ 21 days, or ____ Days - Not to exceed 21 days after the entering of the property into the MLS as Coming Soon
- ☐ On ____/____/____ (Date) - Not to exceed 21 days after the entering of the property into the MLS as Coming Soon.

9. Email this form after all signatures to the GAVAR office within 1 business day of MLS entry. Brandone@gavar.org / Stefanieggavar@gmail.com / Natalygavar@gmail.com .

By signing below, Seller certifies and acknowledges that Seller has read and understands the information provided herein and has received a copy of this document.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Brokerage Firm: _____

Listing Agent: _____

Broker/Office Manager Signature: _____ Date: _____