

Coming Soon Submission Form



State-Wide Multiple Listing Service requires a listing broker to report an exclusive listing to MLS and to make the property available for showings. However, a Seller can authorize the "coming soon" status if they wish to have the property marketed but not shown for reasons that include, but are not limited to, renovations, repairs, cleaning, staging, photography or video production.

This form is to be used when a listing contract has been signed and is in effect according to the listing date, but the property will remain in an off-market status – "Coming Soon" - until the *Expected Active Date* required below.

PROPERTY ADDRESS

Street Address:	City:	State:	Zip:
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- The Seller(s) authorize(s) the above property to be listed in "coming soon" status in MLS.
- The Seller(s) of the above property understand(s) and agree(s) that the listing broker must file this completed form with the State-Wide MLS at the time that the listing is reported to MLS.
- The Seller(s) acknowledges that at least one (1) photo is required upon entry into Coming Soon status, in accordance with MLS Rules and Regulations - Section 6.5 Physical Depictions Submitted to the MLS.
- The Seller(s) request(s) and acknowledge(s) that the above property **WILL NOT** be shown until the *Expected Active Date*

EXPECTED ACTIVE DATE

Expected Active Date:

Changes to the Expected Active Date must be initialed by Seller(s) and attached to the listing.

I/We certify that the listing licensee/Broker has informed me/us of the potential benefits of publishing my property through the State-Wide Multiple Listing Service as outlined below. By signing this document, I/we acknowledge that by entering the property as a "Coming Soon" listing, I/we will forgo these promotional benefits of the Service until the *Expected Active Date*.

Marketing

State-Wide Multiple Listing Service provides a dynamic and highly successful marketing platform to REALTOR® members for expanded service to sellers and buyers of property.

Visibility

Participants become aware of your home through the use of photographs, virtual tours, videos and a detailed description posted to the MLS system, providing instant access to updated information on all listings. Further, with seller's approval, listings are distributed for display on our consumer website, RILiving.com, as well as several prominent local and national real estate advertising portals such as Realtor.com, Zillow, Trulia, etc.

Results

All of this provides you, the seller, with the broadest coverage of potential buyers for your property and affords the opportunity to achieve the highest market value for the property.

I/We understand and agree that neither the listing firm, other real estate firms, any real estate licensee, nor the seller can show the property to prospective buyers or tenants or to any other real estate broker or salesperson until the *Expected Active Date* noted above.

Seller(s) Initials

Jonathan Minerick
Listing Broker/Licensee Name

Jonathan Minerick
Listing Broker/Licensee Signature

Date

homecoin.com
Listing Firm Name

HOMECL
Office Code

Seller

Seller Signature

Date

Seller

Seller Signature

Date

NOTICE TO LISTING AGENT

1. This form is to be used **ONLY** when listing a property in the Coming Soon status for up to a maximum of **thirty (30)** days with no renewal. The listing will automatically update to **“ACTIVE”** status on the ***Expected Active Date***.
2. The Seller and Listing Broker must complete **all** fields on this form.
3. The Listing Broker must **“attach”** this completed form to the listing in the MLS System upon entry as “Coming Soon” status.
4. Listing Submission Rule – **Section 4.4** of the MLS Rules and Regulations apply when reporting a listing as Coming Soon.
5. The listing broker must state the ***expected active date*** – not to exceed thirty (30) days - when the property will be available for showing. **Any changes to this date must be initialed by the seller(s) and attached to the listing.**
6. Showing a property while it is in “coming soon” status is a violation of MLS Rules and can result in a fine of up to \$1,000 per offense to the listing broker and possible suspension from State-Wide MLS
7. For late filing of the Coming Soon Submission form, the fine is \$100 per day

If the listing broker receives any offers on the property during the “coming soon” status period, the listing broker is required to report offers to the Seller. “Failure to report all written offers to the owner prior to the signing of a purchase and sale agreement by the owner” is a violation of state law. R.I.G.L § 5-20-5-14(a) (34)