

This Addendum is annexed to and made a part of the Listing Agreement between

(the "Broker") \_\_\_\_\_ and ("Seller") \_\_\_\_\_  
[Listing Broker/Firm] [Name(s) of Seller(s)]

for the property located at \_\_\_\_\_  
[Address of Listed Property]

dated \_\_\_\_\_ ("Listing Agreement"). Where the terms of this Addendum conflict with the terms of the  
[Date of Listing Agreement]  
Agreement, the Addendum controls.

1. I/We agree the Broker will list the Property with SmartMLS, Inc. as a "Coming Soon Listing" on \_\_\_\_\_, (Preview Time Start Date) at which time the pre-market period will begin.
2. The listing shall automatically convert to an active For Sale or For Lease SmartMLS listing at 12:01 am on \_\_\_\_\_ ("Go-Active Date/Preview Time End Date"). The Go Active date can be no more than 14 days from the Preview Time Start Date.  
**Note – Once entered into the MLS, the Go Active date CANNOT be shortened**
3. Broker shall have the right to market the property and place a "Coming Soon" Listing sign on the Property during the Preview Time. At a minimum, one (1) exterior photo (can be as many as 40) of the Property shall be included with the "Coming Soon" listing as filed with SmartMLS.
4. The Property shall not be shown to prospective buyer(s)/lessee(s) by anyone, including the Broker and Broker's agents, during the Preview Time. Appointments for showings shall not be scheduled for dates that fall within the Preview Time. The Listing Broker CANNOT conduct a broker-only open house during the Preview Time. The Listing must be available to show on the "Go-Active" date.
5. The Seller(s)/Lessor(s) directs and instructs the Broker not to present any offer(s) to purchase/lease the Property during the Preview Time because the Property is not available for sale/lease during that pre-market time period. The Seller(s)/Lessor(s) expressly waives any rights they may otherwise have to require the presentation of offer(s) during the Preview Time.
6. The following actions violate the Coming Soon rules: Entry of a Coming Soon listing without a valid listing contract; showing a Coming Soon listing before the Go-Active Date; cancellation of a Coming Soon listing and relisting it as active prior to the Go-Active Date on the listing; use of the Coming Soon status more than once on any property by any one firm (a second Coming Soon status with the same firm can only occur after the property has been off the market for ninety (90) days).

Seller(s)/Lessor(s): \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seller(s)/Lessor(s): \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Broker Name or Authorized Representative : \_\_\_\_\_

Signature: *Jonathan Minerick* \_\_\_\_\_ Date: \_\_\_\_\_