

COMING SOON ADDENDUM

THIS ADDENDUM is attached to and forms a part of the Exclusive Right to Sell MLS Listing Agreement between:

Owner/Seller(s): _____

Property Address: _____

Broker: Tracy Dowling Listing Agency: homecoin.com

Listing Entry Date: _____ Expected Active Marketing Date: _____ (Enter as "Convert to Active" Date)

Licensee Name Tracy Dowling

COMING SOON PROPERTIES ARE DEFINED AS PROPERTIES NOT AVAILABLE FOR SHOWING. CERTAIN PRE-MARKETING ACTIVITY IS PERMITTED IN THIS STATUS. COMING SOON IS A TEMPORARY STATUS AND IS LIMITED TO 5 CALENDAR DAYS.

Seller Acknowledges the following:

- An executed MLS listing agreement is on file. (Upload the completed addendum as an associated document.)
- Seller requests and authorizes Broker to utilize the "Coming Soon" status in the MLS system while the Property is being prepared for sale and marketing.
- Seller understands that the Property will be entered into the MLS in Coming Soon status and in accordance with the MLS rules.
- If seller elects not to sign the Coming Soon addendum, then no Coming Soon sign, rider or advertising on the property, representing Coming Soon, or any variation thereof, can take place until the home is Active in the Multiple Listing Service.
- Seller understands that a property in Coming Soon status is not eligible to be shown by any licensee, (including the listing agent, or a buyer's agent) until the listing status is changed to "Active" in the MLS. **A \$1000 fine will be charged to the listing and buyer's agent if the home is shown prior to being made active**
- The "Coming Soon" status is a temporary status and requires a **"Convert to Active Date" no more than 6 days in the future which will be shown on all displays of the listing by the MLS. If the listing is not changed to an Active status prior to reaching this date, it will automatically roll to an Active status on the morning of the Convert to Active date OR the 6th day it has been in the MLS, whichever is sooner. (Day 1 is the ENTRY DATE regardless of time.)**
- If the property is ready and available prior to the expected Active marketing date, the status of the listing can be updated to "Active" in the MLS.
- Coming Soon listings do not calculate Days on Market (DOM) while in this status. Once the status is Active, DOM count will begin.
- The Coming Soon listing must contain a minimum of one photo upon submission and must be a CURRENT front exterior photo or rendering, aerial photo, or water view of the property before a listing will be active. Front exterior photos must show a majority of the total home/building and the broker's yard signage may not be visible in the photo/image.

STATUS CHANGES

A listing broker may not re-list a property in COMING SOON status unless:

- **The listing has been in EXPIRED or CANCELLED status for over 60 days, or**
- **The property is listed with a new brokerage firm, or**
- **The property has been sold or rented.**
- **Note: Listings may not be transferred from any other status, to COMING SOON.**

This agreement is intended to be the legal and binding agreement of all parties. Executed on _____.(Date)

Seller

Seller

Email

Email

Phone(s):

Phone(s):

➔ Seller acknowledges receipt of a signed copy of this agreement

Seller's initials