

## Bryan-College Station Regional Multiple Listing Service Rules and Regulations

### “Coming Soon” status Seller Authorization Addendum

This Coming Soon status Seller Authorization Addendum shall be attached to the listing agreement between the Seller(s) and the Listing Brokerage identified below. **It requires Listing Brokerage to begin exposing the property to other MLS brokers no sooner than 30 days prior to date the listing is “Active” as described in the Bryan-College Station Regional Multiple Listing Service Rules and Regulations (“the Rules”).** In the event of a conflict between this Addendum and the listing agreement, this addendum will prevail.

Coming Soon status indicates that Listing Brokerage and Seller are preparing the property for sale before marketing as Active status. There must be a valid listing agreement between Seller and Listing Brokerage. Listings in Coming Soon status must have Seller approval, obtained by using this form.

Coming Soon is not intended to give the Listing Brokerage an advantage in finding a buyer for the property to the detriment of other MLS brokers, nor is it intended to circumvent the sale of the property on an open market. Coming Soon status provides a method for Listing Broker to notify other cooperating brokers of properties that will be made fully available for showing and marketing after preparations have been completed and a method to comply with NAR’s MLS Policy Statement 8.0. Properties in Coming Soon status may not be shown.

Any showing of a property in Coming Soon status disqualifies the property from the status, and a fine shall be assessed to any party, including the Seller, for any violation of the Coming Soon rule. The fine schedule is as follows: for a first violation = \$100.00, a second violation = \$250.00 and a third violation = \$500.00. The MLS Board shall set and impose additional fines for repeat offenders and any other sanction(s), provided by the Rules and/or Board policy, in order to ensure compliance with this rule. Any fine(s) established by the MLS Board shall reset annually.

<p>1) Coming Soon Period: Listings entered into the MLS with Coming Soon status automatically transition to Active status, which cannot be more than thirty (30) days after the Coming Soon Entry Day of listing.</p>	<p style="text-align: center;">___ / ___ / ___ MM DD YY</p>
<p>2) The MLS displays Coming Soon status listings only in the MLS system. The MLS does not transmit these listing in MLS advertising data feeds, including national real estate listing websites and brokerage public advertising sites (called “IDX” sites). Seller acknowledges and understands that consumers who conduct searches for listings on popular internet sites may not see information about the property in response to their search while the listing is in Coming Soon status.</p>	<p style="text-align: center;">_____ seller(s) initials</p>
<p>3) A property in Coming Soon status may not be shown, including by way of an Open House, until the Coming Soon Period terminates. Until the Coming Soon Period terminates, potential buyers and Realtors®, including other Realtors® in the Listing Brokerage’s office, cannot schedule showings of a Coming Soon property through the Seller or the Listing Brokerage, nor may any of such buyers and Realtors® be given access to physically view the property.</p>	<p style="text-align: center;">_____ seller(s) initials</p>

4) As soon as the Seller is ready for showings to begin, the listing agent must change the Coming Soon listing status in the MLS to "Active." Days on Market (DOM) will start when the Coming Soon listing transitions to Active status.	_____ seller(s) initials
5) The Listing Brokerage may not re-list the same property with Sellers in Coming Soon status unless the previous listing has been in Expired or Withdrawn status for more than ninety (90) days or the property has been previously sold or rented.	_____ seller(s) initials
6) The Listing Brokerage may place a "Coming Soon" sign on the property and during the Coming Soon Period may engage in other pre-marketing activities consistent with this Addendum, the Rules and state law. However, Seller and Listing Brokerage are prohibited from (a) promoting or advertising the property in any manner other than as "Coming Soon" and (b) accepting any offer(s).	_____ seller(s) initials
7) In the event Seller circumvents Listing Brokerage and/or Agent and violates the Coming Soon rules and the express terms of this Addendum, any fine or other sanction, if applicable at that time, assessed against the Listing Brokerage and/or Agent shall be reimbursed to Listing Brokerage and/or Agent by Seller on or before the closing date of the sale of the property.	_____ seller(s) initials

Seller acknowledges and accepts the consequences of the decision to deny property showings and MLS advertising feeds for the period indicated above.

\_\_\_\_\_  
Address Property

\_\_\_\_\_  
Signature Date Seller

\_\_\_\_\_  
Signature Date Seller

\_\_\_\_\_  
Agent Signature Date Listing

\_\_\_\_\_  
Signature, on behalf of Date Broker

\_\_\_\_\_  
Brokerage (print name) Listing