

Coming Soon

Property Address: _____

City: _____ Zip code: _____

- 1. Multiple Listing Service.** ROAM MLS, LLC ("ROAM") maintains a multiple listing service ("MLS") for Participants or Subscribers of ROAM. Listing information submitted to the MLS describes the property, price and other terms and conditions under which a seller's property is offered for sale. These listings are disseminated and available to all MLS Participants and (if permitted by Seller) to third-party real estate websites that receive data from MLS.
- 2. Authorization Required to Place Listing in Coming Soon status.** ROAM requires all Participants or Subscribers to submit their listing agreements to the MLS that are located in MLS' territorial jurisdiction, within 3 business days after seller(s) execution of the listing agreement or 1 business day of public marketing. However, a seller may place the listing in the Coming Soon status for up to 30 days from the beginning of the listing while they prepare for showings and mass marketing. In this case, the listing broker must submit to MLS this certification upon listing entry, signed by the Seller and the broker.

3. NOTICE AND ACKNOWLEDGMENT. BY RESTRICTING SELLER'S PROPERTY AS INDICATED BELOW, SELLER ACKNOWLEDGES THE FOLLOWING.

Seller must initial each of the following items.

That Seller executed a Listing Agreement with the Listing Brokerage below and requests that their property be listed in the Coming Soon status on the MLS.

Seller acknowledges that there will be **NO SHOWINGS** allowed for their property until the MLS listing is changed to the Active status in the MLS on the Activation Date of _____.
(The Activation Date must be 30 days or less from the listing date)

MLS will not make available information on Seller's property to other real estate websites used by the general public to search for properties for sale

Seller acknowledges that they can change their listing to Active status at any point prior to the Activation indicated above.

Seller acknowledges that if any "For Sale" signs at the property must display "Coming Soon" while in the Coming Soon status

Seller acknowledges that while listing information will be limited to the MLS, certain third-party websites that are brokers or MLS participants may nevertheless receive and display the property information.

ACKNOWLEDGEMENT OF LIMITED EXPOSURE. Limiting marketing exposure of your Property means fewer potential buyers will see your Property, which could decrease the sales price and take longer to sell your Property.

- 4. Seller Certification and Acknowledgements.** Seller certifies that Seller understands the consequences of placing his/her property in the Coming Soon status. By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this authorization.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

MLS Participant (Broker) Signature: _____ Date: _____

*Nothing within this document relieves the broker from the obligation to comply with the NAR Code of Ethics Article 3: REALTORS® shall cooperate with other brokers... 3-10: The duty to cooperate relates to the obligation to share information on listed property, and to make property available to other brokers for showing to prospective purchasers/tenants when it is in the best interests of the sellers/landlords.

Office Name: _____ Office MLS ID: _____

Listing Agent Name (Please print clearly): _____

Listing Agent Email: _____ Listing Agent MLS ID: _____

AUTHORIZATIONS WITHOUT THE SIGNATURE OF THE MLS PARTICIPANT (BROKER) WILL NOT BE VALID. This agreement must be uploaded to the MLS within one (1) business day of execution.