

Coming Soon Listing Status Policy

Section 8.8. Coming Soon Status.

The Coming Soon status is defined as a fully executed listing agreement between a listing broker and seller in which the listing broker and the seller are preparing the property for Active status.

Note: This status is not intended to give the listing broker an advantage in finding a buyer for the property to the detriment of cooperating brokers or to circumvent the selling of the property on an open market. The intended use of this status is to provide a vehicle for participants and subscribers to notify other participants and subscribers of properties that will be made fully available for showings after preparations have been completed.

- a. Property Types allowed in the Coming Soon status;
 - I. Residential
 - II. Vacant Land
 - III. Commercial/Industrial
 - IV. Multi-Family
 - V. Business Opportunity
 - VI. Residential Lease
 - VII. Commercial Lease
- b. The Coming Soon Seller Authorization Form must be completed and signed by all parties before the listing can be entered into the Coming Soon status.
- c. Listings can be in the Coming Soon status for a maximum of 30 days from the date in which all necessary signatures have been obtaining on the listing agreement. Listings requiring longer than 30 days shall be set up as an office exclusive.
- d. Listings in the Coming Soon status may not be shown by anyone to anyone. In the event that a Seller agrees to allow a Coming Soon listing to be shown, the listing status must be changed to Active prior to the showing.
- e. Days on Market (DOM) will start when the listing transitions to the Active status.
- f. Listings in Coming Soon status may be publicly marketed by use of flyers, For Sale signs, social media posts, etc.
- g. While the listing is in Coming Soon status, it is not viewable by the general public via IDX, RETS and API.
- h. Once the listing transitions from the Coming Soon status to the Active status, it cannot revert back to the Coming Soon status during the terms of the same listing agreement.
- i. Listings entered into the MLS with Coming Soon status shall automatically transition to Active status on the On-Market Date. At that time, if the listing is not ready to be shown, the listing will be required to be moved into the Temporarily Off Market status.

