



MLS Technology, Inc.

COMING SOON SELLER AUTHORIZATION

Property Address: _____

The undersigned Seller of the property identified above hereby authorizes the listing REALTOR® to place this property in the “Coming Soon” Status of the Multiple Listing Service (“MLS”) in accordance with, and subject to, the rules and regulations of MLS Technology, Inc. (“MLS Tech”) of which REALTOR® is a Participant or User of such .

The property will be entered in the MLS in the “Coming Soon” status in preparation of the property for showing and for sale. The property will be moved in the MLS to “Active” Status on the Showing Start Date of: _____ (This date must be no later than eleven (11) calendar days from the effective date of the Listing Agreement.) The intended use of this status is to provide a vehicle for MLS participants and subscribers to notify other participants and subscribers of properties that will be made fully available for showing and purchase after preparations have been completed.

While the property is in “Coming Soon” Status, the seller agrees to and understands the following:

1. The “Showing Start Date” entered in the MLS, must be no later than eleven (11) calendar days from the effective date of the Listing Agreement.
 - a. The listing shall become Active on the Showing Start Date. If the property is not ready on the Showing Start Date, the property must be Withdrawn in the MLS until it is ready for showings.
 - b. The Showing Start Date, once entered, can only be extended at the direction of the Seller, but in no event to a date later than the eleventh (11th) calendar day from the effective date of the Listing Agreement.
 - c. Days on Market calculations begin when the listing moves to “Active” status.
 - d. A property may only be allowed in the Coming Soon Status one time with the same owner unless the property has been off-market over ninety (90) calendar days.
2. The listing REALTOR® may market the property (Including, but not limited to: placing a sign at the property, social media, third party sites, etc.) during the Coming Soon period. Any such marketing shall be required to include the following statement: **“Coming Soon. No Showings or Offers until _____”** (enter the Showing Start Date).
3. MLS Tech rules and regulations prohibit **the listing REALTOR® and any other REALTOR® from showing or allowing the property to be shown until the Showing Start Date.**
4. MLS Tech rules and regulations prohibit **the listing REALTOR® from presenting any offers to Seller until the Showing Start Date.**
5. MLS Tech will NOT distribute Coming Soon listings to any Participant, User, or 3rd party syndication websites, with the exception of the Participant’s or User’s own data.

Seller has been informed of, understands, and accepts any consequences of his/her/their decision to delay the MLS listing of the property to Active status until the Showing Start Date.

Seller(s) Authorization

_____	_____
REALTOR® Company	Seller Signature Date
_____	_____
REALTOR® Broker/Associate Signature Date	Seller Signature Date

All Sellers must sign this Authorization and it must be in the listing REALTOR® file along with the Listing Agreement.