



“Coming Soon-No Show” Seller Authorization Addendum

It is in the best interest of most sellers to get the highest possible price on the best terms for their property, and maximizing exposure of their property advances that interest. Accepting an offer on the property before it is fully exposed to the widest group of potential buyers may deny the seller the best opportunity to attract offers at the highest price and best terms.

This Coming Soon-No Show seller authorization form is a local addition to the listing agreement between the Seller(s) and the Listing Brokerage identified below. **It authorizes Listing Brokerage to begin exposing the property to other MLS brokers up to 7 days prior to the date the listing is in the “Active” MLS status and available for showings.** In the event of a conflict between this Addendum and the listing agreement, this addendum will prevail.

Coming Soon-No Show status indicates that the Listing Brokerage and Seller are preparing the property for sale before marketing as Active and allowing showings. There must be a valid listing agreement between the Seller and Listing Brokerage and the Seller must authorize Coming Soon advertising in the listing agreement.

Coming Soon-No Show status 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-No Show 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. Properties in Coming Soon- No Show status may not be shown.

1) Seller understands that the listing firm must submit the listing in the Triad MLS system within 1 day of the Marketing Date in the listing agreement offering cooperation to all Triad MLS participants.	_____ seller(s) initials
2) Coming Soon Active Date: Coming Soon-No Show status automatically transitions to Active status on the "Coming Soon Active Date" established in the listing agreement, which cannot be more than 7 days after the Marketing date of the listing.	____/____/____ MM DD YY (Date must match the "Active Date" in the listing agreement.)
3) Triad MLS displays Coming Soon-No Show status listings in the MLS system, distributes these listings to brokerage public advertising websites and mobile applications (called "IDX" sites), third-party advertising data feeds, including but not limited to Triadmls.com, Homes.com, and Realtor.com, and permits brokers to share the listings with their clients through the MLS.	_____ seller(s) initials
4) A property in Coming Soon status may not be shown. Until the Coming Soon Active Date, potential buyers and Realtors®, including other Realtors® in the Listing Brokerage's office, cannot schedule showings of a Coming Soon-No Show property through the Seller, ShowingTime or the Listing Brokerage and cannot be given access to physically view the property. The listing agent must change the listing to Active status if a showing will occur before the Coming Soon Active Date scheduled on this form.	_____ seller(s) initials
5) Days on Market (DOM) will start when the listing has been submitted to the system.	_____ seller(s) initials
6) The Listing Broker may not re-list this property with Sellers in Coming Soon-No Show status unless the previous listing has been in Expired or Withdrawn status for more than 90 days or the property has been sold or rented.	_____ seller(s) initials
7) The Listing Brokerage may place a "Coming Soon" sign on the property and may engage in other pre-marketing activities consistent with this Addendum and state law, provided Seller and Listing Broker do not promote or advertise the property in any manner other than as "coming soon."	_____ 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.

Property Address

Seller Signature Date

Seller Signature Date

Listing Agent Signature Date

Head Broker Signature, on behalf of . . . Date

Listing Brokerage (print name)