



# Coming Soon

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

City: \_\_\_\_\_ Zip code: \_\_\_\_\_

- Multiple Listing Service.** ROAM MLS maintains a multiple listing service (MLS) for the benefit of its members who agree to abide by its MLS Rules and Terms of Use. 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 available to all MLS members and their potential buyers through the MLS and (if permitted by Seller) third-party real estate websites that receive data from MLS.
- Authorization Required to Place Listing in Coming Soon status.** MLS Rules require all Participants to submit all their exclusive right to sell and exclusive agency listings located in MLS’ territorial jurisdiction, within 3 business days after obtaining all necessary signatures of the seller(s) 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 has an executed Listing Agreement with the Listing Brokerage below and requests that their property be listed in the Coming Soon status of ROAM MLS.
- Seller acknowledges that there will be NO SHOWINGS allowed for their property until the MLS listing is changed to the Active status in ROAM 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 a for sale sign is on the property it must display “Coming Soon” while in the Coming Soon status
- The reduction in exposure of Seller’s property to other real estate offices and prospective buyers may reduce the number of offers and adversely impact the price or terms Seller receives.**

- 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 certification must be uploaded to the MLS at the time the listing is input into the MLS.