

ADDENDUM TO LISTING AGREEMENT—COMING SOON LISTING

This Addendum is hereby made a part of the Listing Contract between _____ as Seller and _____ as Broker, dated _____ regarding the real property at _____ ("the Property").

Definition: Coming Soon Listing – Signifies that the agent and seller are getting the property ready for sale and upcoming Active status marketing. This designation is not meant to give the listing agent an unfair edge in securing a buyer or to bypass the property's exposure to the open market. The primary purpose of this status is to allow participants and subscribers to inform others about upcoming properties that will become fully available once necessary preparations are finalized. While in 'Coming Soon Listing' status, the seller and listing agent may only market the property strictly as 'coming soon' and not in any other way. This temporary status is intended for short-term use—30 days or fewer—prior to switching to Active status, and requires a fully executed listing agreement and written seller approval.

- 1) Mandatory – When a valid listing agreement is in place and the property is not yet ready for showings, you must enter the listing into the MLS under 'Coming Soon' status, provided you have the seller's consent.
- 2) The listing must be entered into the Multiple Listing Service under 'Coming Soon Listing' status within two (2) business days of the signed listing agreement.
- 3) Property types allowed in the 'Coming Soon Listing' status include Residential (Single Family, Condo/Townhouse & Manufactured), High Rise, Multi-Family, Vacant Land, and Residential Rentals.
- 3) 'Coming Soon Listings' must include at least one (1) image uploaded when entered into the system.
- 4) A listing can remain in the Coming Soon Listing status for a maximum of thirty (30) days.
- 5) Listings must include an 'On Market Date' (OMD) entered in the listing load, set to no more than thirty (30) days from the listing date.
- 6) While in 'Coming Soon Listing' status, the listing is not visible to the general public through Third-Party Websites, IDX, RETS, or APIs (Application Programming Interfaces).
- 7) Listings in 'Coming Soon Listing' status will automatically switch to Active status on the designated 'On Market Date' (OMD).
- 8) Active Days on Market (ADOM) will begin once the listing moves to 'Active Status'.
- 9) After a listing moves from 'Coming Soon Listing' status to 'Active Status,' it cannot return to 'Coming Soon' status.
- 10) Listing may not be transferred from any other status to Coming Soon Listing.
- 12) You may choose to include an explanation of 'why the property is not available' for showings in the Agent to Agent Remarks field, but it is not mandatory.

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On Market Date_____

All other terms of the Listing Contract not altered by this Addendum shall remain unchanged. In case of any conflict between the terms of this Addendum and the Listing Agreement, the terms of this Addendum will prevail. **WHEN COMPLETED CORRECTLY, THIS DOCUMENT CONSTITUTES A BINDING AGREEMENT. IF YOU DO NOT FULLY UNDERSTAND ITS TERMS, CONSULT WITH QUALIFIED LEGAL AND TAX ADVISORS BEFORE SIGNING.**

SELLER:

Seller's Signature_____Seller's Signature _____

Printed Name:_____Printed Name: _____

Date:_____Time:_____Date:_____Time:_____

Seller's Signature_____Seller's Signature _____

Printed Name:_____Printed Name: _____

Date:_____Time:_____Date:_____Time:_____

BROKER:

Designated Licensee Signature _____Date: _____

Printed Name: _____

Broker's Signature_____Date:_____

Printed Name: _____

Seller Initials: _____/_____/_____/_____