



Coming Soon Seller Authorization

Property Address: _____

This Coming Soon Status Seller Authorization form authorizes the listing brokerage to begin marketing the property in the Southeastern Michigan MLS system up to 7 days prior to the activation date (active for showings).

Coming Soon status indicates that the listing brokerage and seller are preparing the property for sale before marketing in the Active status. There must be a valid listing agreement between the seller and the listing brokerage. Listings in Coming Soon status must have a seller approval, which may be obtained using this form.

Coming Soon status is not intended to give the listing brokerage an advantage in finding a buyer for the property to the detriment of cooperating brokers, nor is it intended to circumvent the sale of the property on the open market. Coming Soon status provides a method for listing agents to notify other cooperating brokers of properties that will be made fully available for showing and marketing after preparations have been completed. Properties in the Coming Soon status may not be shown. Any showing of the property in the Coming Soon status disqualifies the property from that status, and the listing agent is cited for a violation of the Southeastern Michigan MLS Rules and Regulations (first violation = \$1,000 fine, second violation = \$2,000 fine).

1) Active Date – Listings entered into the MLS with Coming Soon status automatically transition to Active status at 12:00 a.m. on the recorded activation date.

MM/DD/YYYY

2) A property in Coming Soon status may not be shown. Potential buyers and agents, including other agents in the listing broker's office, cannot schedule showings of a Coming Soon property through the seller or the listing broker and cannot be given access to physically view the property.

Seller(s) Initials

3) Days on Market (DOM) will begin as of the date the listing is entered, not the date it becomes Active. Once the listing transitions to from Coming Soon to Active status, it cannot revert back to Coming Soon.

Seller(s) Initials

4) A property in the Coming Soon status cannot be relisted again in the Coming Soon status unless it has been in withdrawn status for more than 90 days.

Seller(s) Initials

5) While the property is in Coming Soon status the seller and the listing broker cannot promote or advertise the property in any manner other than as "coming soon".

Seller(s) Initials

6) If the property is not ready for showings upon reaching the Active date, it may be blocked out for Showings for an additional 7 days. If it is still not ready for showings it must be withdrawn from the MLS.

Seller(s) Initials

Seller authorizes use of Coming Soon status.

Date

Date

Date

Date