



ADDENDUM TO LISTING AGREEMENT **FOR USE OF COMING SOON STATUS**

This Addendum is a part of the Listing Agreement dated _____ for the Property located at

Address: _____

City: _____ County: _____ Alabama Zip: _____
between the undersigned sellers and RealtySouth.

Seller requests and authorizes RealtySouth to utilize the "Coming Soon" status in the Multiple Listings Service ("MLS") system while the Property is being prepared for sale and marketing. Seller understands that the Property will be entered into MLS according to the MLS Rules, which require the listing to be added into MLS within one (1) business day of marketing the Property to the public. Seller understands that the Coming Soon status in the MLS is publicly marketing of the Property but the Property will not be eligible for any client, customer or agent preview. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays, digital communications marketing (e.g., email blasts), multi-brokerage listing sharing networks, and mobile applications available to the general public, including social media.

_____ (Seller Initials)

Seller understands and acknowledges that while the Property is utilizing the Coming Soon status the Property:

- Will not be eligible for any client/customer showings and/or agent previews.
_____ (Seller Initials)
- Can be searched and viewed (including images) in the MLS system by other MLS participants and subscribers.
_____ (Seller Initials)
- Will be disseminated by MLS to the public through print and/or electronic media.
_____ (Seller Initials)
- Seller understands and acknowledges the following MLS policies for utilizing the Coming Soon status:
 - The Coming Soon status is a temporary status and is limited to 15 days. After 15 days the MLS system will automatically update the status to Active.
 - The Coming Soon status can be changed to Active before the 15 days, but the Coming Soon status can only be used once for a Property, and only for a maximum of 15 days.
 - If the Coming Soon status on a listing is updated to any status other than Active, it will be subject to an audit by the MLS.
 - A fine of \$500 each will be charged to both the listing agent and listing broker for noncompliance with these policies.



Please indicate any additional terms for use of the Coming Soon status and for marketing of the Property:

- ☐ Seller requests a sign on the property with a Coming Soon rider
- ☐ Seller requests the Property listing status change from Coming Soon status to Active in MLS on or before _____ (date). _____ (Seller Initials)

Additional terms: Sight Unseen Offers

Seller understands exposure of the property to the most prospective purchasers optimizes getting the best possible price and terms. The Coming Soon status is not intended to give the listing broker/agent an advantage in finding a buyer for the property to the detriment of cooperating brokers/agents or to circumvent the selling of the property on the open market. The intended use of this status is to provide a vehicle for participants and subscribers to notify other participants and subscribers of properties that will be made fully available for showing and marketing after preparations have been completed. The property may not be shown until the Activation date.

Occasionally a broker will receive "Sight Unseen" purchase offers before the Activation Date. **The undersigned Seller understands the benefits of increased exposure and authorizes RealtySouth to hold any offers until after the listing is exposed on the Showing Start date.**

_____ (Seller Initials)

Seller Name

Seller Name

Seller Signature

Date

Seller Signature

Date

RealtySouth Listing Agent Name

RealtySouth Listing Agent Signature

Date

