

## Coming Soon Listing Authorization Form

Notice to Agent: A copy of this completed, signed form must be uploaded to a Coming Soon listing in Add/Edit as a document attachment.

Informed Consent: The undersigned as owners of the property at:

|   |                                |     |
|---|--------------------------------|-----|
| Address   | City                           | Zip |
| have listed it for sale with _____  |                                |     |
| Name of MLS Participant (Agent/Broker) (Please Print)   |                                |     |
| Contract Date _____   | Contract Expiration Date _____ |     |
| County _____  | PID# _____                     |     |
| Property Type: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Farm <input type="checkbox"/> Lots & Land <input type="checkbox"/> Commercial/Mixed Use (Optional) |                                |     |

Coming Soon status indicates that the listing brokerage and the seller are preparing the property for sale before marketing as Active status. Coming Soon status is not intended to give the listing brokerage an advantage to the detriment of cooperating brokers, nor to circumvent the sale of the property on an open market. **Properties in Coming Soon status on NorthstarMLS may not be shown.** Any showing of a property in Coming Soon status disqualifies the property from the status, and a \$1,000 fine is assessed to the listing agent.

1. Availability Date: \_\_\_\_\_ Listings in Coming Soon status automatically transition to Active status on the Availability Date, which cannot exceed 21 days from date of entry.
2. A property in NorthstarMLS's Coming Soon status may not be shown. Potential buyers and REALTORS®, including REALTORS® in the listing broker's office, cannot schedule a showing of a property in Coming Soon status or be given access to physically view the property until the Availability Date.
3. As soon as the property is available for showings, the status must be changed to Active. Once the listing is Active, it cannot revert back to Coming Soon status.
4. A listing broker may not re-list a property in Coming Soon status unless the listing has been off market for more than 90 days, the property is listed with a new brokerage firm, or the property has been sold.

Seller acknowledges and accepts the consequences of the decision to deny property showings and MLS advertising feeds for the period indicated above. This document must be uploaded to the listing in NorthstarMLS when the Coming Soon status is used.

Dated \_\_\_\_\_ Owner signature: \_\_\_\_\_

Dated \_\_\_\_\_ Owner signature: \_\_\_\_\_

Dated: \_\_\_\_\_ By \_\_\_\_\_  
Agent or Broker Signature

Office ID # \_\_\_\_\_ Office Name: \_\_\_\_\_

Agent ID # \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_