



Coming Soon Listing Addendum

This Addendum is annexed to and made a part of the Listing Agreement between

(the "Broker") _____ and ("Seller") _____
[Listing Broker/Firm] [Name(s) of Seller(s)]

for the property located at _____
[Address of Listed Property]

dated _____ ("Listing Agreement"). Where the terms of this Addendum conflict with the terms of the
[Date of Listing Agreement]
Agreement, the Addendum controls.

1. I/We agree that Broker will promptly list the Property with Smart MLS, Inc. as a "Coming Soon Listing", which is a property that must be listed as a full for sale or lease listing with Smart MLS upon expiration of a pre-market period (the "Preview Time"), that cannot exceed fourteen (14) days from the date hereof.
2. The Preview Time for the listed Property shall be _____ days. The listing shall automatically convert to an active Smart MLS listing on _____ (insert date - which is the "Go-Active Date"). Coming Soon
[Go Active Date]
***The "Go-Active" date cannot be shortened.**
***Listings must be available to show on the "Go-Active" date.**
3. Broker shall have the right to place a "Coming Soon Listing" sign on the Property during the Preview Time. At a minimum, one (1) exterior photo (can be as many as 40) of the Property shall be included with the "Coming Soon" listing as filed with SmartMLS.
4. The Property shall not be shown to prospective buyer(s)/lessee(s) by anyone, including the Broker and Broker's agents, during the Preview Time. **Appointments for showings shall not be scheduled for dates that fall within the Preview Time.** The Listing Broker cannot conduct a broker-only open house during the Preview Time. The Seller(s)/Lessor(s) directs and instructs the Broker not to present any offer(s) to purchase/lease the Property during the Preview Time because the Property is not available for sale/lease during that pre-market time period. The Seller(s)/Lessor(s) expressly waives any rights they may otherwise have to require the presentation of offer(s) during the Preview Time.

All Seller(s)/Lessor(s) must sign this form and this form must be uploaded with the Listing Agreement or Compliance Certification to the MLS within 24 hours of activation of the Listed Property.

Seller(s)/Lessor(s): _____

Signature: _____ Date: _____

Seller(s)/Lessor(s): _____

Signature: _____ Date: _____

Broker Name or Authorized Representative : _____

Signature: _____ Date: _____