



Coming Soon-No Show Status Seller Authorization

Updated 09/28/2023

This Coming Soon-No Show status seller authorization form hereby modifies the exclusive listing agreement between the seller(s) and the listing brokerage and authorizes the listing brokerage to begin marketing the property as Coming Soon-No Show for a maximum of 21 days as described below.

Coming Soon-No Show status indicates that the listing brokerage and the seller are preparing the property for sale before marketing in Active status. There must be a valid listing agreement between the seller and the listing brokerage. Listings in Coming Soon-No Show status must have seller approval, which may be obtained using this form. The listing does not begin accruing Days on Market (DOM) until it moves to Active status.

Coming Soon-No Show 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 an open market.

Coming Soon-No Show status provides a method for listing agents to notify other cooperating brokers and the public of properties that will be made fully available for showing after preparations have been completed. Properties in Coming Soon-No Show status **MAY NOT BE SHOWN**. Any showing of a property in Coming Soon-No Show status disqualifies the property from that status, and the listing agent is cited for a Category IV violation of the Canopy MLS Rules and Regulations (first violation = \$1,000, second violation = \$3,000, third violation = expulsion from Canopy MLS).

Coming Soon-No Show status can be used as long as the property has **not been shown**.

1. Marketing and Active dates:

Canopy MLS Rules and Regulations require residential listings for sale (excluding new construction that is “proposed” or “under construction”) to be submitted to the listing service and disseminated to its participants within one (1) business day of the “Marketing Date” in North Carolina or the beginning of the term of the listing for South Carolina, or within one (1) business day of marketing the listing to the public, whichever occurs first.

- For North Carolina, to market the listing as “Coming Soon-No Show” enter the date specified under the Coming Soon checkbox option on the listing agreement.
- For South Carolina listings, the Active Date entered on this form below is the date when the listing will automatically transition from Coming Soon-No Show status to Active status.

Active Date

2. A property in Coming Soon-No Show status **MAY NOT BE SHOWN** by anyone, including but not limited to the seller or any broker! No showings of the property may occur until the listing is in Active status in the MLS. Appointments can be scheduled in advance with ShowingTime for when the listing changes to Active status. [Click here for more important information about using Coming Soon-No Show status.](#)

Seller(s) initials

Seller(s) initials

3. It is in the best interest of most sellers to get the highest possible price on the best terms for their property, and maximizing exposure of their property advances that interest. Accepting an offer on the property before it is fully exposed to the widest group of potential buyers may deny the seller the best opportunity to attract offers at the highest price and best terms.

Seller(s) initials

Seller(s) initials

Coming Soon-No Show Status Seller Authorization - Continued

4. Once the listing transitions from Coming Soon-No Show status to Active status, **it cannot revert back to Coming Soon-No Show status**. A listing broker may not re-list a property in Coming Soon-No Show status unless the listing has been in Expired or Withdrawn status for more than 90 days, the property is listed with a new brokerage firm, or the property has been sold or rented.

Seller(s) initials

Seller(s) initials

5. While the property is in Coming Soon-No Show status the seller and the listing broker shall only promote or advertise the property as “coming soon.”

Seller(s) initials

Seller(s) initials

6. If the property is not ready for showings upon reaching the Active Date, it can be placed on Temporarily Off Market status, under which there are no property showings or open houses, and the listing will not be marketed on most brokerage and third-party syndication websites, although sign removal is not required. Alternatively, you can allow it to change to Active status, indicate “no showings until xx date” in the Public Remarks, and impose a showing block in Showing Time. Be careful, though. If the seller or listing agent allows even one showing, it could be construed as misrepresenting the availability of the property for showing, which is a violation of the Canopy MLS Rules and Regulations and the Realtor® Code of Ethics.

Seller(s) initials

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7. To avoid a violation of the Coming Soon-No Show rules and comply with the MLS rule stating that agents should not misrepresent the availability of a property to be shown or inspected, the listing should be in Active status on the day of an estate/garage sale or auction due to the potential for a prospective buyer to see the property in person. If, after the estate/garage sale/auction, the property needs more work to be ready for Active status and showings, the Listing Brokerage can, with the seller’s written direction, change the status to Temporarily off Market. If the listing will be in Active status temporarily during the estate/garage sale/auction, Canopy MLS suggests adding an explanation in the Agent Remarks of the listing.

Seller(s) initials

Seller(s) initials

Seller authorizes use of Coming Soon-No Show status.

Property Address

Signature of Seller

Date

Signature of Seller

Date

Listing Agent Name

Signature of Listing Agent

Date

Signature of Listing Brokerage’s Member Participant

Date

Note to Listing Agent: Please keep this form for your records. Do not submit to Canopy MLS unless requested by staff.