

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).

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 (North Carolina) or the beginning of the term of the listing (South Carolina), or within one (1) business day of marketing the property to the public, whichever occurs first. In addition, the listing must be submitted to the MLS and disseminated to its participants within one (1) business day if:

- The listing brokerage or seller entertains any communication about the listing from an agent who is not affiliated with the listing brokerage, or from a prospective buyer who is a client or customer of an agent who is not affiliated with the listing brokerage. Examples include but are not limited to: countering an offer or accepting an offer to purchase.
- The property is shown prior to the Marketing Date, even if there was no public marketing.

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

1) Marketing and Active dates: For North Carolina, listings can be entered into the MLS as Coming Soon-No Show on the Marketing Date specified in the listing agreement and will automatically transition to Active status on the date specified under the Coming Soon checkbox option on the listing agreement. For South Carolina listings, the beginning date of the term of the listing specified in the listing agreement indicates the date when the listing can be marketed as Coming Soon-No Show, and 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:

MM/DD/YYYY

2) A property in Coming Soon-No Show 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-No Show property through the seller or the listing broker and cannot be given access to physically view the property. The listing agent must change the listing to Active status if a showing will occur before the Active Date.

Seller(s) initials

Seller(s) initials

COMING SOON-NO SHOW STATUS SELLER AUTHORIZATION-CONTINUED

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

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 ShowingTime. 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

Seller(s) initials

Seller authorizes use of Coming Soon-No Show status.

Property Address

Seller Signature

Date

Seller Signature

Date

Listing Agent Signature

Date

Member Participant Signature

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