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Coming Soon **Status** Seller Authorization Form

Property Address: _____ MLS#: _____

Brokerage Name: _____ MLS Office ID: _____

Listing Agent Name: _____ Agent MLS ID: _____

MIAMI MLS requires a listing broker to report an exclusive listing to MLS and to make the property available for showings. However, a Seller can authorize the ***Coming Soon*** Status if they wish to have the property marketed to MLS participants but NOT shown for reasons that include but not limited to: renovations, repairs, cleaning, staging, photography or video production.

The ***Coming Soon*** 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" status provides a method for listing agents to notify other cooperating brokers of properties that will be made fully available for showing and marketing after preparations have been completed. NOTE: Violation of MIAMI MLS Rules and Regulations covering ***Coming Soon*** Status result in a minimum $1000 Fine.

Note: Submission of this form and the complete listing contract is required to be submitted to ComingSoon@Miamire.com within 2 days of the dated signature of the owner(s) of record or the listing effective date on the Listing Agreement. **Initials and signatures of all owners and listing broker/office manager and agent are required for validation – NO changes or strike-throughs will be accepted.**

_____ _____ Owner Initials — The ***Coming Soon*** Status will automatically become a fully Active listing on its Go Live Date. The Go Live Date: _____ cannot be greater than 21 days from MLS Entry Date.

_____ _____ Owner Initials — Properties in ***Coming Soon*** Status cannot be shown by anyone. Any showing of a property in ***Coming Soon*** status disqualifies the property from this status and must immediately be changed to Active status.

_____ _____ Owner Initials — Listings in ***Coming Soon*** Status cannot be placed on real estate websites AND will NOT be included in IDX or MLS listing syndication feeds.

_____ _____ Owner Initials — If the listing broker receives any offers on the property during the ***Coming Soon*** Status the listing broker is required to report offers to the Seller. The seller(s) and listing agent agree no offers will be accepted while listing status is ***Coming Soon*** and that the listing status must be changed to Active before acceptance of any offer.

_____ _____ Owner Initials — As soon as the listed property is available for showings, the status of the listing must be changed to Active and Public Marketing can begin, i.e. Yard Sign, Flyers, Internet and Social media.

_____ _____ Owner Initials — If the property is not ready for showings upon reaching the Go Live Date, the listing agent can change the listing status to withdrawn from the MIAMI MLS.

_____ _____ Owner Initials — A property can only be listed in the ***Coming Soon*** Status once per year unless the property has been sold or rented or the property is listed with a new brokerage firm.

In accordance with MLS Rules and Regulations, by initialing above and signing below, as the property Owners, I/We are providing written instructions to the listing brokerage affirming that the property will be entered into the MLS in ***Coming Soon*** Status for up to 21 days.

Owners Name (Print)	Owners Signature	Date
Owners Name (Print)	Owners Signature	Date

By Signing below, Broker/Office Manager and Agent affirm that this form has been fully reviewed with the Owner(s) and acknowledge that the Form must be filed in accordance with MIAMI MLS Rules and Regulations. Note: Both signatures required.

Agent Name (Print)	Agent Signature	Agent MLS ID
Broker/Office Manager (Print)	Broker/Office Manager Signature	MLS Office ID