



## COMING SOON LISTING ADDENDUM

This is an addendum to the listing Agreement dated \_\_\_\_\_ on the property known as \_\_\_\_\_.

1. **MULTIPLE LISTING SERVICE:** Broker is a participant or subscriber of the Santa Barbara Multiple Listing Service (MLS). The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the Santa Barbara MLS. Property information submitted to the MLS describes the price, terms and conditions under which the Seller's Property is offered for sale.
2. **SELLER CONSENT:** By signing below, Seller consents to have their listing appear in the "Coming Soon" status of the MLS for a period of up to 21 days (3 weeks).
3. **"COMING SOON" PURPOSE:** The purpose of a coming soon listing is to allow a designation for those properties that are listed but that require more time to prepare for market, while still informing other participants and subscribers of the listing during the marketing and showing preparation period.
4. **LIMITATIONS ON EXPOSURE:** Unlike properties with an "Active" status, properties with a "Coming Soon" status will not be included on REALTOR.com, SBAOR.com, other property search sites, in any IDX feeds or viewable on customer portals. They are also not included on Tour of Homes or Open House lists. Any reduction in exposure of the Property may lower the number of offers made and negatively impact the sales price.
5. **INTENDED USE:** The "Coming Soon" status shall not be used or implemented to create a "pocket listing" or to circumvent other MLS policies or Rules. By placing a listing into the Santa Barbara MLS, members agree to cooperate with other members. Therefore, if the listing agent will be showing the property during the "coming soon" time frame, he/she should also make the home available for other agents to show.
6. **SELLER OPT-IN:** Seller certifies that Seller has read the above information and understands the "Coming Soon" status. **Seller instructs broker to submit Listing to the Santa Barbara MLS with a status of "Coming Soon" for a period of \_\_\_\_ days (21 max).**

**By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Addendum.**

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_