

## **Coming Soon FAQ:**

**Definition** - Coming Soon - A Coming Soon is a pre-marketing listing. It is property that is not officially on the market, it has a fully executed listing agreement with a Coming Soon Addendum. Coming Soon listings cannot be shown and offers to purchase cannot be presented to the Seller(s). The property must be actively listed for sale in the realMLS system within 14 calendar days. Only Participants and Subscribers of realMLS will have access to the Coming Soon listing database through realMLS. Coming Soon listings will not be disseminated to the public in any manner or in any form through the Flexmls system until the Coming Soon listing status is changed to Active. Coming soon listings will be searchable by realMLS members and will appear on the Hotsheet and in Tour/Open House, if applicable.

### **Can the Coming Soon status be extended beyond 14 days?**

Yes. Once the listing has been entered any extension of Coming Soon status must be submitted to [support@realmls.com](mailto:support@realmls.com) for review and approval.

### **Listing Date and Start Showing Date...what is the difference?**

Your listing date is the Effective Date on your listing agreement or the last date of seller's signature.

Your Start Showing Date is the date your listing status will change from Coming Soon to Active.

### **How Can I market a Coming Soon listing?**

Public marketing is allowed and includes, flyers displayed in windows, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts). The listing may be advertised to include a sign in the yard, however, remember that the **property is not to be shown to any prospective buyer until it is Active**. An Open House may be scheduled for a date that occurs on or after the day the listing is made active.

The listing may not be distributed to the public directly from the Flexmls system via links or emails.

### **I accidentally made my listing Active, can I change it back to Coming Soon?**

No. Once a listing goes Active it is not possible to make that same listing a Coming Soon Status. The listing will need to be withdrawn. Contact Support at [support@realmls.com](mailto:support@realmls.com) for any further assistance.

### **Can I accept offers while the listing is in Coming Soon Status?**

**DO NOT SHOW and DO NOT PRESENT OFFERS TO PURCHASE** on Listings in the Coming Soon status. To do so could result in a \$1,000 fine. The Seller agrees to by initialing next to each of these prohibitions in the Coming Soon Listing Addendum. The Coming Soon Listing Addendum can be found in **Flexmls>Forms/Info>realMLS Listing Agreements>**.