

Coming Soon-No Show status seller authorization

This Coming Soon-No Show status seller authorization form authorizes the listing brokerage to begin marketing the property in the CarolinaMLS system up to 21 days prior to the delayed marketing date 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.

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 of properties that will be made fully available for showing and marketing 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 CarolinaMLS Rules and Regulations (first violation = \$1,000, second violation = \$3,000, third violation = expulsion from CarolinaMLS).

- 1) **Marketing Date:** Listings entered into the MLS with Coming Soon-No Show status automatically transition to Active status on the Marketing Date specified in the listing agreement (known as the Delayed Marketing Date on the North Carolina Exclusive Right to Sell Listing Agreement) or the beginning date of the term of the listing (for South Carolina). 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 Marketing Date. Seller(s) initials

- 3) As soon as the seller is ready for showings to begin, the listing agent must change the listing status in the MLS to "Active." Days on Market (DOM) start when the listing transitions to Active status. Once the listing transitions from Coming Soon-No Show status to Active status, it cannot revert back to Coming Soon-No Show status. Seller(s) initials

- 4) 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

- 5) While the property is in "Coming Soon-No Show" status the seller and the listing broker do not promote or advertise the property in any manner other than as "coming soon." Seller(s) initials

- 6) If the property is not ready for showings upon reaching the Marketing Date, then the listing in the MLS must either be withdrawn and treated as an office-exclusive listing, which requires seller authorization using the [Certification by Seller to Withhold Listing from CarolinaMLS](#) form, or it can be placed on Temporarily Off Market status, which begins to accrue Days on Market. 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	Date