

# RASE Coming Soon Status Seller Authorization Form

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, READ IT CAREFULLY

(This form must be uploaded to the Attached Documents of the listing within 24 hours of the listing input to the RASE MLS)

This Coming Soon Status Seller Authorization Form is an addendum to the RASE For Sale Listing Contract by and between the undersigned Seller(s) and Broker for the property\_\_\_\_\_. In the event of a conflict between the Listing Contract and this Addendum, this Addendum will prevail.

The Broker has explained to Seller(s) the advantages of the Multiple Listing Service (MLS). The MLS is a means by which real estate brokers make offers of compensation to other brokers in exchange for cooperation in the sale of real estate. Using the MLS, brokers are able to maximize exposure of the property to the largest possible number of buyers, increasing the probability that the property owner will achieve both maximum sale price and a faster sale.

Coming Soon status indicates the Broker and Seller are preparing the property for sale before marketing the property as "Available for Showings and Offers to Purchase". It authorizes the Broker to begin exposing the property to other MLS brokers up to 14 days prior to the date the listing is to become "Available for Showings and Offers to Purchase".

Coming Soon status is not intended to give the Broker an advantage in finding a buyer for the property to the detriment of other MLS brokers, nor is it intended to circumvent the sale of the property on the open market. Coming Soon status provides a method for the Broker to notify other cooperating brokers of properties that will be made fully available for showings and marketing after preparations for market readiness have been completed.

1. The use of the Coming Soon status is optional. The Seller may choose to have their listing placed in the Active status instead.
2. The Seller's listing will be entered into the MLS in the Coming Soon status as the Seller is preparing the property for sale and marketing, with an "Available for Showings and Offers to Purchase" start date of \_\_\_\_\_ (less than or equal to 14 calendar days after the Seller signs the Listing Contract and this Addendum).
3. On the "Available for Showings and Offers to Purchase" start date the status of my listing will automatically change to Active.
4. Changes to the "Available for Showings and Offers to Purchase" start date must be certified in writing. The "Available for Showings and Offers to Purchase" start date may be extended but may not be sooner than original date entered at the time of listing input on RASE MLS. (This form can be used to amend the "Available for Showings and Offers to Purchase" start date).
5. Seller and Broker acknowledge and agree that during the Coming Soon status:
  - a. The property may not be shown to perspective buyers represented by the Broker, by any other real estate agent from the Broker's company, any agent from a co-broker company, any other participant or subscriber of RASE MLS or by the Seller(s).

Seller's Acknowledgement: \_\_\_\_\_ / \_\_\_\_\_
  - b. There will be no negotiation of offers to purchase considered of any perspective buyers represented by the Broker, by any other real estate agent from the Broker's company, any agent from a co-broker company, any other participant or subscriber of RASE MLS or by the Seller(s).

Seller's Acknowledgement: \_\_\_\_\_ / \_\_\_\_\_
6. RASE MLS will display Coming Soon status listings in the RASE MLS database available to RASE MLS participants and subscribers. Coming Soon status may be publicly marketed including but not limited to a sign in the yard, public websites, and social media. The sign in the yard must include notice or indication the listing is coming soon during the Coming Soon status. (Revised 07/2020)

Seller's Acknowledgement: \_\_\_\_\_ / \_\_\_\_\_
7. The "Available for Showings and Offers to Purchase" start date cannot be changed once it has been met. If showings must be stopped for a period of time after the "Available for Showings and Offers to Purchase" start date has passed, the listing will be placed in the Off-Market status.

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Brokerage Firm: \_\_\_\_\_

By Agent: \_\_\_\_\_

Date: \_\_\_\_\_