

TEHACHAPI MLS
COMING SOON SELLER AUTHORIZATION FORM
(CSSA)

Property Address: _____ MLS Entry Date: _____

Status Definition: Coming Soon-No Show: This is a listing that has not yet been on the market but will be on the market soon. A listing contract has been executed.

Coming Soon No-Show (CSNS) status provides a method for listing agents to notify other cooperating brokers of properties that are being prepared for showings and marketing. An *Active* status indicates that the preparations have been completed and the properties are now fully available for marketing and showing.

While A Property Is In "Coming Soon No-Show" Status, The Seller(s) And Listing Broker Agree That:

- 1) A valid listing agreement between the seller and the listing brokerage does exist.
- 2) When listing is in the MLS with a *Coming Soon No-Show* status, it will have an 'On-Market Date', that automatically converts listing to the Active Status, which then triggers the Days on Market (DOM) calculations to begin.
 - a) A property address can be in the Coming Soon-No Show status for a maximum of **18** days.
 - b) The OMD must be less than or equal to **18** calendar days after listing entry date.

On Market Date (OMD) for Property Address Above is: (mm/dd/yy) _____

- c) OMD can **Only** be extended if: **i)** Property has **NOT** reached maximum of **18** days in the status, **AND ii)** Agent submits Seller instructions requesting OMD extension **24 hours Before OMD**. (MT ok to use)
NOTE: New OMD date cannot exceed the maximum of 18 days a listing is allowed in CSNS status.
 - d) If property is **NOT** ready to go Active at the OMD, the property must be *Withdrawn* in the MLS until it is ready for showings. This requires Seller instructions sent to MLS Staff. (MT ok to use)
 - e) A listing broker may not re-list a property address in *Coming Soon No-Show* status unless the listing has been Off market for **90** days.
- 3) Properties 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 CSNS property through the seller or the listing agent and cannot be given access to physically view the property. If seller is ready for showings to begin, prior to the OMD, the listing agent must change the listing status to Active. Once a property has a status change from *Coming Soon No-Show* to Active, it **cannot** return to CSNS status unless ... [see 1(e) above].
 - 4) **The Seller(s)/Lessor(s) directs and instructs the Broker NOT to present any offer(s)** to purchase/lease the property while in the "*Coming Soon No-Show*" status because the property is not available for sale/lease during this pre-market time. The Seller(s)/Lessor(s) expressly waives any rights they may otherwise have to require the presentation of offer(s) while in the '*Coming Soon No-Show*' status period.
 - 5) Brokers/Agents shall **ONLY** present offers to the Seller **AFTER** the listing has moved to **Active** status.
 - 6) The MLS will **NOT** distribute '*Coming Soon No-Show*' status listings to any Broker or 3rd party syndication website.

By signing below Seller(s) give approval and authorizes the listing Brokerage to place this property in the 'Coming Soon No-Show' status of the Multiple Listing Service under the terms of this authorization form and subject to the rules and regulations of the MLS.

Brokerage

Seller(s)

Brokerage Firm Name

Signature- Owner/Seller

Signature- Broker/Authorized Manager

Signature- Owner/Seller

Signature- Listing Agent

Date: _____

Date: _____