



SPACE COAST ASSOCIATION OF REALTORS®, INC.

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Coming Soon Listing Status Fact Sheet

A Coming Soon listing status indicates the property is being prepared for sale but is not ready for showing. Listings in Coming Soon status may not be shown until the listing is in Active status.

- ➔ When inputting a listing in a Coming Soon status the Listing Broker must email a completed and signed Coming Soon Status Seller Authorization Addendum form along with the Listing Agreement to MLS@space321.com within 1 business day of signatures.
- ➔ A Coming Soon status listing must identify an availability date in the designated Active Date field. The listing status will automatically become Active on that date (or may be made Active prior to that date by the listing brokerage). Showings may be scheduled for the availability date or after.
- ➔ Coming Soon status is available only for new listings and only for 21 days from listing entry. Once a listing has changed from Coming Soon status to Active status, it cannot revert back to Coming Soon status. Listings entered into any other status are not eligible to be changed into the Coming Soon status. This status does not accumulate DOM or CDOM.
- ➔ Coming Soon listings are available to Space Coast Association of REALTORS® MLS participants and their customers through email and the customer portal.
- ➔ A Coming Soon listing may not be shown or have an open house until the listing is Active.

Showing a property or hosting an open house while in Coming Soon status violates the condition of the status and will result in an automatic fine of \$250 to the MLS Subscriber and they will be required to attend the MLS sponsored 2-hour course of instruction on the MLS Rules and Regulations within 90-days of notification by the MLS for the first violation, the broker will be notified of the violation.

Failure to complete the required education within the 90-day period will result in an additional administrative fine of \$1,000 to be billed to the member's membership account, with notification to the MLS Participant (Broker).

A second violation will result in a \$500 fine to each the MLS Subscriber (agent) and the MLS Participant (Broker). Additional violations of this rule are subject to potential suspension or termination of the MLS Subscriber's MLS privileges in accordance with Sections 7 Non-Compliance with Rules and 9 -Enforcement of Rules or Disputes.