



SPACE COAST ASSOCIATION OF REALTORS®, INC.

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Coming Soon Listing Status Frequently Asked Questions

1. When will the Coming Soon Status be implemented? **November 4, 2019**
2. If a property in the Coming Soon Status is ready to show before the Active Date, can it be changed to Active sooner? **Yes, the Active Date can be changed once entered.**
3. When will I be able to change my listing from Coming Soon to Active? **The listing will automatically change to Active on the designated Active Date or you can manually change the status to Active when the listing is ready to be shown.**
4. Is there a maximum number of days for Coming Soon status? **Yes, 21 days.**
5. What documents are required if a listing is entered under the Coming Soon status? **A listing agreement and Coming Soon Status Seller Authorization Addendum Form. The addendum must be uploaded to the document section of the MLS and marked private at the time the listing is input into the MLS.**
6. If the property is in Coming Soon status, can it be marketed? **Yes, it may be marketed as Coming Soon.**
7. Will the process of entering a Coming Soon listing be the same as it is for an Active listing? **Yes, it will be the same with the exception of two additions—members must select either Active or Coming Soon as the status and enter an Active Date.**
8. Is there a photo requirement for a listing in Coming Soon status? **Yes, you must follow the MLS Rule (section 1.21) regarding the photo requirement. Photos will not be syndicated until the listing is changed to Active status.**
9. Can a showing appointment be scheduled after the Active Date while the listing is still in Coming Soon status? **Yes, appointments can be scheduled for after the Active Date while the listing is in the Coming Soon status at the listing brokers discretion.**
10. Can an open house be scheduled after the Active Date while the listing is still in Coming Soon status? **Yes, open houses can be scheduled in FlexMLS for after the Active Date while the listing is in the Coming Soon status.**
11. Will the Coming Soon listings be syndicated **after** they become Active? **Yes, if Internet Y/N has been marked Y, the listing will be syndicated to the sites your broker has authorized.**

12. Will a listing in Coming Soon status accumulate DOM or CDOM? **No, Coming Soon status gives the listing agent and seller the opportunity to prepare the property for sale without accumulating DOM or CDOM.**
13. Can a property be shown while it is in Coming Soon status? **No, the property may not be shown. This violates the condition of the status and will result in an automatic fine.**
14. If a listing is in Coming Soon status, can an open house be held before the Active Date? **No, open houses may not be held while in Coming Soon status. If an open house is held, it MUST be changed to Active status prior.**
15. What are the fines and if there is a violation, will the Broker or the agent be responsible? **Fines for the first offense will be issued to the agent in the amount of \$1,000 with notification to the Broker. For the second offense the agent and the Broker will both be assessed a fine of \$3,000. Additional violations of this rule are subject to potential suspension or termination of the MLS subscribers MLS privileges in accordance with Sections 7 Non-Compliance with Rules and 9 Enforcement of Rules or Disputes.**