



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 Start Showing Date can be changed in the MLS once entered, you will also need to change the Status to Start Showing (Active) in the Change Listing screen.**
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 Start Showing Date or you can manually change the status to Active when the listing is ready to be shown as noted above.**
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 must be emailed to MLS@space321.com within 1 business day of signatures.**
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 a Start Showing 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.**
9. Can a showing appointment be scheduled after the Start Showing Date while the listing is still in Coming Soon status? **Yes, appointments can be scheduled for after the Start Showing Date while the listing is in the Coming Soon status at the Listing Broker's discretion.**
10. Can an open house be scheduled after the Start Showing Date while the listing is still in Coming Soon status? **Yes, open houses can be scheduled in FlexMLS for after the Start Showing 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 Start Showing 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? 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.