



COMING SOON LISTING ADDENDUM TO
EXCLUSIVE RIGHT OF SALE LISTING AGREEMENT



Golden Isles MLS

The following terms are hereby incorporated into and made a part of the Listing Agreement between _____ ("BROKER")
and _____ ("SELLER")
for the property located at _____
_____ ("THE PROPERTY").

The purpose of a multiple listing service is the orderly correlation and dissemination of listing information to GIMLS Participants so they can better serve the buying and selling public. Participants in GIMLS (brokers) are required to submit all listings advertised for sale within 1 day of the beginning of advertising.

"Coming Soon" Active Listing - A "Coming Soon" Active Listing in GIMLS is a listing that is in Active Status in GIMLS and has a fully executed listing agreement. **SELLER understands and agrees that the Property CANNOT BE SHOWN and furthermore all offers to purchase (Purchase Contracts) received until the Coming Soon Period has ended, will not be subject to the property being seen by all Participants and may not be the highest and best offer received if it were in an open and competitive Active listing market.** All Coming Soon listings can only be for a maximum of 14 days and MUST contain the following language in the PUBLIC REMARKS. **THIS COMING SOON LISTING MAY NOT BE SHOWN UNTIL (DATE NOT LONGER THAN 14 DAYS) at which time these public remarks will be deleted and property can be shown.**

Acknowledging and understanding the foregoing, the SELLER and BROKER hereby agree that, by signing this Addendum, the SELLER authorizes Broker to engage in marketing activities including, but not limited to, entry into GIMLS as a "Coming Soon" Active Listing prior to the date that the Property is to be considered Active For-Sale.

In addition to placing the Property listing in "Coming Soon" Active Status in GIMLS, the Broker is authorized to conduct other marketing activities such as placing a "Coming Soon" sign on the Property, notifying brokers and licensees with other firms that the Property is "Coming Soon", advertising, and conducting other marketing activities at Broker's discretion.

Notice to SELLER: Marketing a property before it is placed in Active Status. Because marketing activities prior to the Property being placed in Active Status reach only a limited number of potential buyers or tenants, a seller or landlord may not obtain the maximum price or optimal terms for the sale or lease of their property. A property that is advertised as Coming Soon but is not entered into GIMLS does not have the benefit of being fully exposed to the entire potential market.

SELLER AGREES:

The date the Property will be entered into GIMLS under "Coming Soon" Active Status is _____.

The "Start Date" that changes the "Coming Soon" Status to Active For-Sale is _____.

SELLER _____ DATE _____

SELLER _____ DATE _____

LISTING AGENT _____ DATE _____

LISTING BROKER _____ DATE _____