

**INDIANA REGIONAL MLS – “LISTED COMING SOON” AUTHORIZATION FORM – Amended 12-27-21**

*Listing Agent must email a signed copy of this form to LOCAL BOARD STAFF.*

This Listed Coming Soon Authorization Form authorizes the Listing Brokerage/Agent to enter the property into the Listed Coming Soon Status in the IRMLS system where the property will be exposed to other IRMLS brokers and agents, and may be publicly marketed for up to 21 days before the property is released to active status and eligible for showings.

The Listed Coming Soon Status indicates that Listing Brokerage and Seller(s) are preparing the property for sale before showings will occur. Accordingly, Seller requests their Property placed in the “Listed Coming Soon” status in the MLS.

**PROPERTY ADDRESS:** \_\_\_\_\_ (property address, city, state, and zip)

**START SHOWING DATE:** \_\_\_\_\_ (Not to exceed 21 days after entry into “LISTED COMING SOON”)

Seller acknowledges and agrees to the following conditions of use for the Listed Coming Soon status:

1. **ONE TIME USE OF STATUS:** The Listed Coming Soon status may only be used once. When the Listed Coming Soon status changes to any other status, the Property will not be eligible for re-entry into the Listed Coming Soon status.
2. **21 DAY LIMIT:** The Property cannot be in the Listed Coming Soon status for more than 21 days. The status will automatically change from Listed Coming Soon to Active on the Start Showing Date (listed above), when manually changed prior to the twenty first day, or on the twenty first day after entry, whichever comes first.
3. **VIEWABLE BY IRMLS BROKERS:** Seller understands that while the Property is in the Listed Coming Soon status, the listing information will be available via the MLS system and certain MLS tools that are available to all IRMLS brokers and agents, and they may share information about your Property with their clients.
4. **NO SHOWINGS:** Seller directs that the Property not be available for showing/viewing/open houses by anyone until the Start Showing Date listed above, and Property is in the Active status in the IRMLS system. While the Property is in the Listed Coming Soon Status it is not eligible for any showings or open houses.
5. **MLS DISTRIBUTION:** In accordance with Seller’s elections, IRMLS will distribute the listing for the Property while in the Listed Coming Soon status via MLS data feeds to real listing estate websites (e.g., Realtor.com, Homes.com, ListHub, etc.) and for display on broker public advertising websites (such as IDX websites).
6. **PUBLIC MARKETING:** Public marketing of the Property is permitted upon entry of the listing in the IRMLS system in the Listing Coming Soon status. In accordance with item 4 above, showings and open houses are not permitted until the Property is in an/the Active status.
7. **ACCEPTING OFFERS:** Indiana License Law requires the Listing Brokerage to present all offers. If the Seller accepts an offer while the property is in the Listed Coming Soon status, the MLS may request a copy of the purchase agreement and Listing Broker will submit the agreement in accordance with MLS policy.

By signing below, Seller certifies and acknowledges that Seller has read and understands the information provided herein and received a copy of this signed document.

**Date:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

**Listing Brokerage:** \_\_\_\_\_ **Listing Agent (print name):** \_\_\_\_\_