



Coming Soon/Exempt/Delayed Authorization



MLS Rules and Regulations Section 1 requires the entry of listings in the MLS within 2 business days unless the seller authorizes an exempt/delayed entry with the submission of this form to the MLS within 2 business days. Coming Soon entry must be authorized by the seller.

* Listing Date in the MLS shall be the date the listing is authorized for entry in the MLS.

ADDRESS INFORMATION	
Tax Code _____ - _____ - _____	County _____
Address _____ City _____ State _____ Zip Code _____	
Seller(s) Name: _____ / _____	
Listing Office Name: _____	Listing Office ID: _____
Listing Agent Name: _____	Listing Agent ID: _____

COMING SOON/EXEMPT/DELAYED SECTION	
SELECT ONE OPTION	

<input type="checkbox"/> Seller(s) elect to place the listing in the Coming Soon status _____ / _____	<p>The Coming Soon status indicates that the listing broker and the seller(s) are preparing the property for sale before marketing in Active status. There must be a valid listing agreement between the seller and the listing brokerage. Listings in Coming Soon status must have seller(s) authorization which is obtained using this form. Listings may stay in the Coming Soon status for up to 21 calendar days.</p> <p>Listing will automatically be made Active and available to the public on the date specified: _____ / _____ / _____.</p> <ul style="list-style-type: none"> The listing will not be available to potential buyers through the MLS system, its automatic alerts to buyers, and exposure on broker/agent websites. Listing broker may not promote or market the listing publicly in any manner unless in the status of Coming Soon. If the property is not ready for Active status on the date specified, Listing Broker must put the listing in the Temporary Off Market status until the listing is ready to be placed in the Active status.
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— OR —

<input type="checkbox"/> Seller(s) elect to Delay the listing from the MLS until the date specified _____ / _____	<p>Listing input into the MLS will be delayed until the date specified: _____ / _____ / _____. Seller acknowledges that Listing Broker or the seller are not permitted to market the listing to the public. Seller(s) fully understand the effects of not submitting the input of the above-listed property to the Service, which include, but are not limited to:</p> <ul style="list-style-type: none"> The listing will not be available to the approximately 6200 Subscribers of the MLS across Southern Arizona and their potential buyers through the MLS system, its automatic alerts to buyers, and exposure on broker/agent websites. The possibility of extended time on the market and potentially fewer offers to purchase as a result of its limited exposure. Listing Broker or the Seller are not permitted to promote or market the listing to the public. If Listing Broker or Seller promote or market the listing to the public, submission to the MLS will be required within one(1) business day.
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— OR —

<input type="checkbox"/> Seller(s) elect to Exempt the listing from the MLS _____ / _____	<p>Seller(s) acknowledge that the listing will not be entered into the MLS at any time. Seller(s) acknowledges that Seller (s) fully understand the effects of not submitting the input of the above-listed property to the Service, which include, but are not limited to:</p> <ul style="list-style-type: none"> The listing will not be available to the approximately 6200 Subscribers of the MLS across Southern Arizona and their potential buyers through the MLS system, its automatic alerts to buyers, and exposure on broker/agent websites. The possibility of extended time on the market and potentially fewer offers to purchase as a result of its limited exposure. MLS of Southern Arizona Rules and Regulations regarding the security, sign in, and use of a MLSSAZ lockbox, if placed on the property, do not apply. Listing Broker nor the Seller are permitted to promote or market the listing to the public. If Listing Broker or Seller promote or market the listing to the public, submission to the MLS will be required within one(1) business day.
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*Seller may authorize an early entry in the MLS by executing the Delayed Input/Coming Soon Date Modification & Input Approval section of this form.

** Seller may extend the Delayed Listing period with the execution of a new Exempt/Delayed/Coming Soon form. Coming Soon listings may not be extended.

SELLER ACKNOWLEDGEMENTS

The undersigned seller(s) fully understand the selected option and understand the marketing and promotion restrictions associated with the selected option. Seller acknowledges that marketing or showing the listing in an inconsistent manner than selected option will require full submission to the MLS in an Active status within one (1) business day by the listing broker. Listing Broker or Listing Agent may incur fines for marketing or showings that are inconsistent with the option selected.

Notwithstanding the foregoing, the undersigned does hereby exempt, approve the delayed submission, or authorize the Coming Soon status of the listing to the MLS and acknowledges that the MLS limit the publication and/or distribution information with respect to this property to the MLS Participants and Subscribers and the general public.

SIGNATURES

_____	_____
Print Seller Name	Print Seller Name
_____	_____
Seller Signature (MO/DA/YR)	Seller Signature (MO/DA/YR)
_____	_____
Listing Broker Name	Listing Agent Name
_____	_____
AUTHORIZED SIGNATURE (MO/DA/YR)	PRINT NAME

DELAYED INPUT/COMING SOON DATE MODIFICATION & INPUT APPROVAL

The above signed Seller(s) wish to cancel the Delayed/Coming Soon status of the property specified above and authorizes the listing for immediate input into the MLS.

_____	_____
Seller Signature (MO/DA/YR)	Seller Signature (MO/DA/YR)

File No. _____ Designated Broker or Designee Initials: _____ Date: _____

This form must be transmitted to MLS of Southern Arizona at info@mlssaz.com or by fax at (520) 322-6613