



Coming Soon Status Guide

Contents

Coming Soon Rules

Searching Coming Soon Listings

How to enter a Coming Soon Listing into Flexmls

How to change Listing Status

Coming Soon/Exempt/Delay Key

Coming Soon FAQ

Coming Soon Listing Status Policy

MLSSAZ Rules & Regulations:

Section 1.27 – Coming Soon Listings

A Coming Soon listing is a listing taken by a Participant on a “Listing Agreement” that is, by direction of the Seller to be withheld from public dissemination within the MLS. A Coming Soon/Exempt/Delayed Authorization Form shall be executed by the seller and kept on file with the Listing Broker. Coming Soon Listings shall be entered into the MLS with the status of Coming Soon within two (2) business days and are subject to the conditions of the Clear Cooperation rules dictated in Section 1 of these Rules and Regulations. (Adopted 05/2020)

Section 1.27.1 – Coming Soon Timeframe

Listings may stay in the Coming Soon status for up to 21 calendar days from the commencement of the Listing Agreement.

Listings will automatically be placed in the Active status on the go live date specified on the Coming Soon/Exempt/Delayed Authorization form. Listings may not revert to the Coming Soon status for any reason. A property may not be returned to the Coming Soon status unless it has been relisted with a different brokerage or unless it is off market for 30 days.

Seller may authorize an early entry in the MLS by executing the modification input date section of the Coming Soon/Exempt/Delayed Authorization Form.

Days on Market (DOM) start when the listing transitions to Active status. (Adopted 05/2020)

Section 1.27.2 – Showings on Coming Soon Listings

Showings are allowed during the period of the Coming Soon Status at the direction of the Seller(s). Listing brokers shall provide showing procedures, instructions and restrictions within Showing Instruction field in the MLS. (Adopted 05/2020)

Section 1.27.3 – Coming Soon

Listings in the Coming Soon status will not be distributed through IDX/Broker Reciprocity and will not be included in any marketing or syndication feed from the MLS. (Adopted 05/2020)

Coming Soon Status Quick Reference

Definition: A Coming Soon listing is taken by a participant with a valid listing agreement authorized by the seller to withhold the listing from public display within the MLS. Coming Soon listings are disseminated to other MLS Participants.

Time Limit in Status: Properties can be listed as Coming Soon for up to 21 days. Seller may authorize early entry in the MLS prior to the specified go live date.

Days on Market Accrual: Days on Market (DOM) start when the listing transitions to Active status.

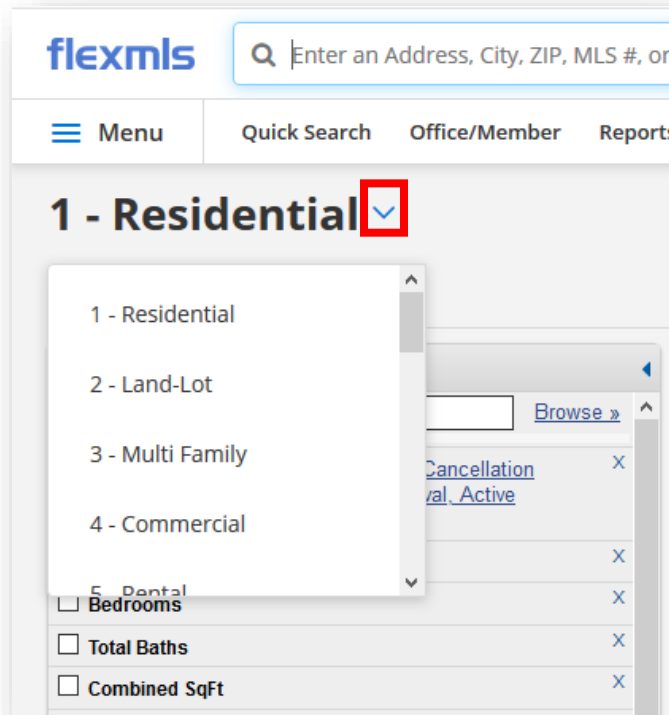
Showings: Permitted at the discretion of broker and client.

Distribution of Listing: Search functionality available for MLS Participants. Will not be distributed through IDX or syndication feed from the MLS.

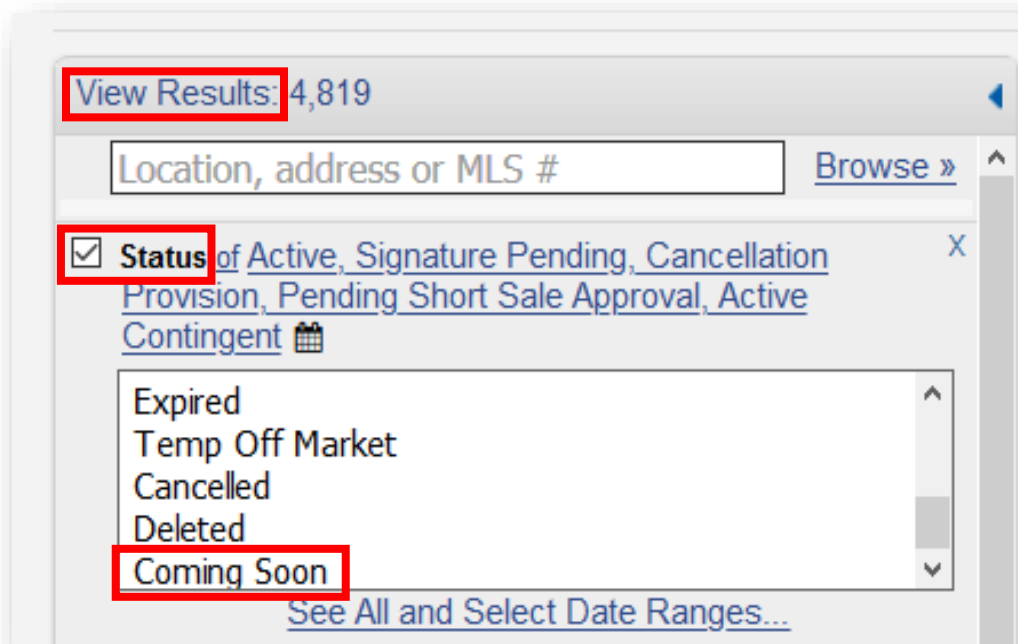
Required Fields: All listings in the MLS regardless of status will require full listing input, with special attention paid to the Showing Instructions.

How to Search for a Coming Soon properties.

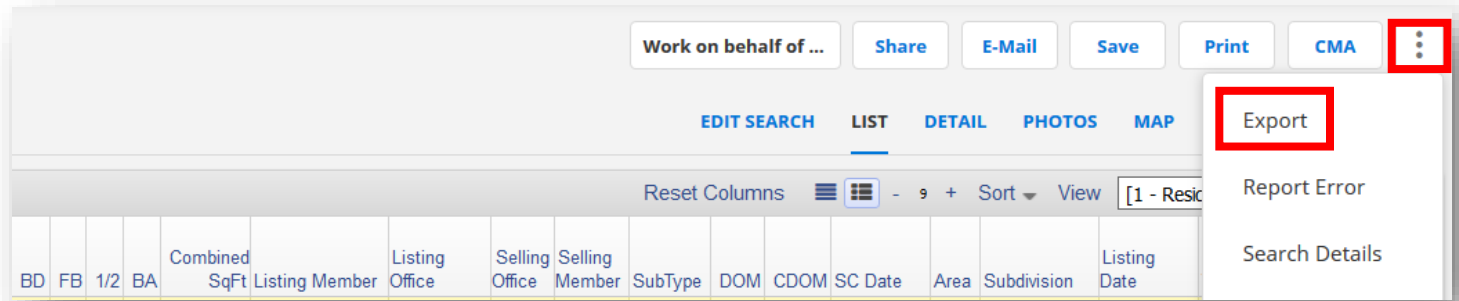
- The Coming Soon Status is available for all property types. Begin with selecting a property type.



- Click Status to expand the dropdown. Next select Coming Soon. Results can be selected via the map or selecting "View Results"

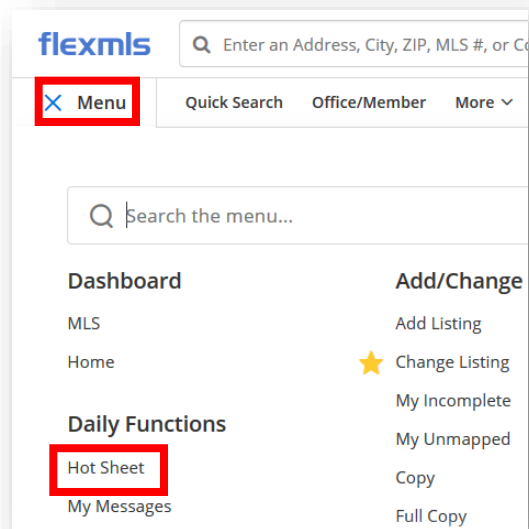


- Selecting “View Results” will allow for properties currently in Coming Soon Status to be sorted and exported.

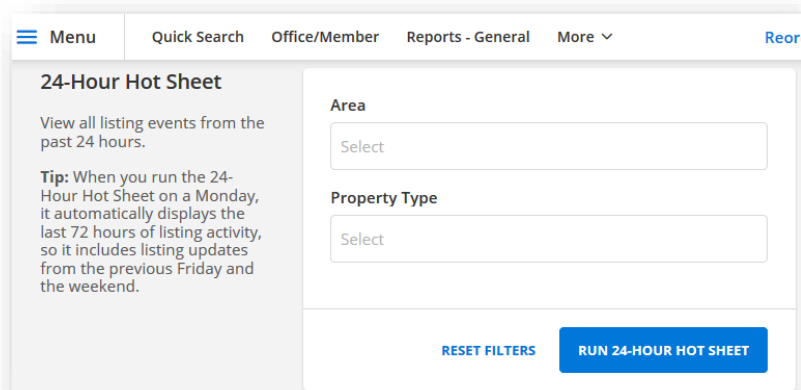


Reports & Hot Sheet

- Click Menu.
- Under Daily Functions locate Hot Sheet.

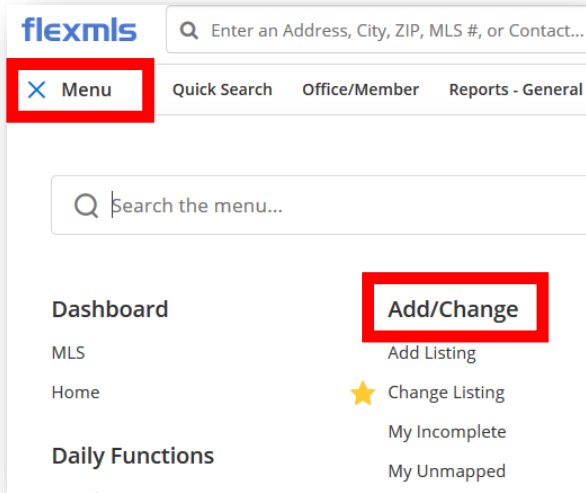


- Choose between generating a 24 hour or Custom Hot Sheet.

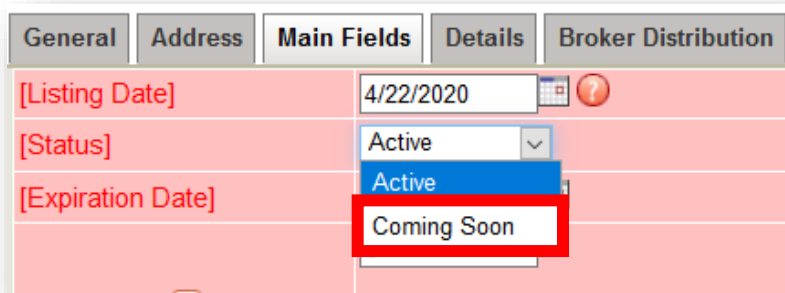


How to select Coming Soon Status.

- Click Menu.
- Under Add/Change select Add Listing.

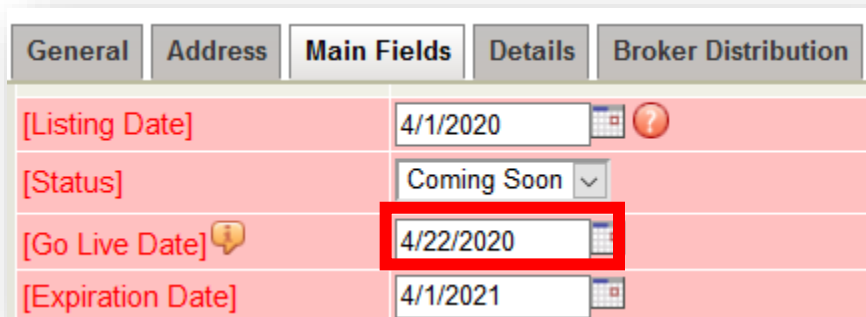


- Located under the Main Fields tab is the Coming Soon option.
- Locate Status to select the Coming Soon drop down.



- Once Coming Soon is selected "Go Live Date" will appear.
- Enter the date when the listing is scheduled to become Active Status.

*Listing Date is the date the sellers authorized entry into MLS (the date the Seller signed Coming Soon Authorization Form.)



Updating listing Status

Once the listing is saved as Coming Soon in order to update the status to Active Contingent, Pending, or Temporary Off Market the listing status must first be change to “Active” to enable to status update. Listing statuses must be designated according the MLSSAZ listing status definitions and within the required time frame

*Any change in the Listing Agreement, including but not limited to terms of sale, status, acceptance of a purchase contract, or withdrawal shall be update with the MLS within two (2) business days after the authorized by the Seller.

MLS of Southern Arizona Status Definitions.

Active – Active properties with no offers or contingencies.

Active Contingent – An offer has been accepted but the seller is still permitting showing appointments and is accepting backup offers.

Pending Short Sale Approval – seller has accepted an offer and is awaiting short sale approval from the lender.

Signature Pending – Seller has verbally accepted an offer and is pending a signature(s).

Cancellation Provision – there is a provision to cancel the current offer with a replacement offer.

Pending – An offer has been accepted and the seller is not allowing showing appointments or backup offers.

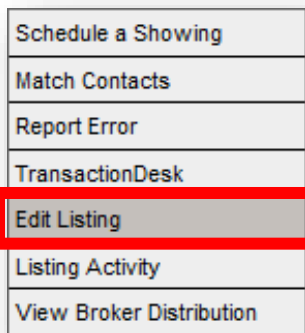
Temp off Market – The seller has requested that the property be temporarily taken off market. Listing may be brought back on market without a new listing agreement.

Expired – Listing agreement has expired.

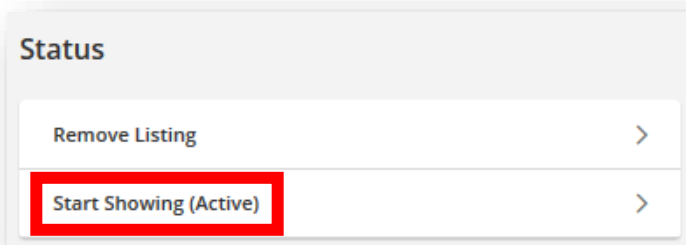
Closed – Property has been sold.

How to update listing status from Coming Soon.

- Once in the listing begin by clicking the drop down to select edit listing.



- Under the section titled Status click “Start Showing (Active)”
- Next confirm the Change Status Active information and click save to transition the listing status from Coming Soon to Active.
- From Active status the listing can be updated to the appropriate status (see MLSSAZ listing status definitions).



Coming Soon Status FAQs

What is the listing date entered into Flexmls?

The listing date is the date the sellers signed authorizing entry into the MLS. Typically, this will be the date the seller(s) signed the Coming Soon/Exempt/Delay Form.

What is the Go Live Date entered into the Flexmls?

Go live date is the day the listing transitions into active status. It must be within 21 days if the signed authorization.

Can I put a for sale sign for the property while the listing is in Coming Soon?

Yes. As long the listing is visible for the cooperation of other MLS participants, properties in Coming Soon Status can be publicly marketed. Reference - Clear Cooperation Policy.

When can the for sale sign go up?

After the Seller has authorized the signage. Public marketing should not begin earlier than one business day prior to submitting the listing to the MLS marketplace. This means a sign can be installed the business day prior to submitting a Coming Soon or Active Status listing. For Coming Soon listings signs can be installed up to 22 days prior to the property being made "Active Status" in the MLS.

How will Active Status history display DOM and prices changes made to the listing while in Coming Soon?

The history will display the number of days a property remains in coming soon status. Once the listing transitions to active status on the go live date the DOM will start at zero. Any modifications to the terms like price will reflect listing history.

Can a listing go from Active Status to Coming Soon Status?

No, unfortunately the functionality does not exist. For listings unintentionally made active contact MLS support for assistance at Info@MLSSAZ.com or 520-382-8800.

MLS of Southern Arizona Coming Soon/Exempt/Delayed Listing Key

	Coming Soon Status	Delayed Input Listing	Exempt Listing
Description	A listing authorized to be withheld from public dissemination within the MLS	Listing to go live at a later specified date beyond the deadline required for an MLS filing.	Seller has authorized the listing broker to withhold the property listing from the MLS
Listing Submission Time	Within one business day of public marketing OR (without public marketing) Within two business days of signed Listing Agreement.	Listing to go active on the specified delay date authorized by the seller.	Listing will not be entered into MLS at anytime.
Document submission time	Within one business day of public marketing OR Within two business days of signed Listing Agreement. File to Info@MLSSAZ.com	Within two business days of signed Listing Agreement. File to Info@MLSSAZ.com	Within two business days of signed Listing Agreement. File to Info@MLSSAZ.com
Public Marketing	Coming Soon Status supports premarket efforts.	No earlier than one business day prior to listing go active date OR Seller authorizes cancellation of the listing delay allowing for early activation	Public marketing not available. If advertised to the public the listing must be submitted to the MLS for cooperation.
Showings	Showings are allowed at the direction of the Seller. Refer to the listing Showing Instructions.	Generally Delayed Listings are not preview ready. Policy 8.0 applies to any listing this is or will be ready for cooperation. Advertising activities may trigger the requirements of the Clear Cooperation Policy.	Not scheduled through the MLS.



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.