**Coming Soon – No Showings Seller Certification**

***This Coming Soon-No Showings Seller Certification form hereby authorizes the listing brokerage to begin marketing the property up to 15 days prior to the “delayed marketing date” described below.***

Listings entered into the Egyptian Board of Realtors® (EBOR) with a Coming Soon-No Showings status indicates that the listing brokerage and the seller are preparing the property for sale before the listing’s status is changed to Active. There must be a valid listing agreement between the seller and the listing brokerage. Listing in Coming Soon-No Showings status must have seller approval, which may be obtained using this form.

Coming Soon-No Showings status is not intended to give the listing brokerage an advantage in finding a buyer for the property to the detriment of cooperating brokers, nor is it intended to circumvent the sale of the property on an open market. Coming Soon-No Showings status in the MLS Service provides a method for the listing brokerage to notify other cooperating brokers of properties that will be made fully available for showing and marketing after preparations have been completed. Any showings of a property in Coming Soon-No Showings status disqualifies that property from that status and the listing brokerage is cited for a violation of the EBOR rules.

1. **Delayed Marketing Date:** Listings entered into the MLS with

Coming Soon-No Showings status automatically transition

to Active status on the “Delayed Marketing Date” (as it is known)

specified in the listing agreement or 15 days after entry into \_\_\_\_\_\_\_\_\_\_\_

the MLS. Date: (mm/dd/yy)

2. While the property is in Coming Soon-No Showings status, the

seller and the listing brokerage may not promote or advertise

the property on the Internet in any manner other than as

“coming soon”. Coming Soon-No Showings status listings are

displayed only in the MLS system. Coming Soon-No Showings

status listings are NOT displayed on the Internet and are not

included in MLS advertising data feeds, including broker, agent,

IDX, public or syndication websites, or on social media. Seller

acknowledges and understands that consumers who conduct

searches for listings on the Internet will not see information

about the property in response to their search while in the Coming Soon-No Showing Status. \_\_\_\_\_\_\_\_\_

 Sellers Intls

3. A property in Coming Soon-No Showings status may not be shown.

Potential buyers and brokerages, including other agents in

the listing brokerage office, cannot schedule showings of a Coming

Soon-No Showings property through the seller, showing service, or

the listing brokerage and cannot be given access to physically

view the property during the period the property is in the Coming

Soon-No Showings status. The listing agent must change the listing

to Active status prior to scheduling a showing that would occur \_\_\_\_\_\_\_\_\_\_

before the Delayed Marketing Date. Sellers Intls

4. As soon as the seller is ready for showings to begin, the listing

brokerage must change the listing status in the MLS to “Active”.

Days on Market start when the listing transitions to Active status.

Once the listing transitions from the Coming Soon-No Showings

status to Active status, it cannot revert back to Coming Soon-No \_\_\_\_\_\_\_\_\_ Showings status. Sellers Intls

5. A listing brokerage may not re-list a property in Coming Soon

No Showings status unless:

1) The listing has been in Expired or Withdrawn status for more

than 30 days;

2) The property is listed with a new brokerage firm or; \_\_\_\_\_\_\_\_\_\_

3) The property has been sold or rented. Sellers Intls

6. The listing brokerage may place a “Coming Soon” sign on the

property, so long as there is written authorization from the seller

to advertise the property and the listing brokerage does not

promote or advertise the property in any manner other than as \_\_\_\_\_\_\_\_\_

“coming soon”. Sellers Intls

Seller Accepts the Consequences of the decision to deny property showings and MLS advertising feeds indicated above.

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Property Address City State

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Print Seller Name Seller Signature/Date

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Print Seller Name Seller Signature/Date

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Print Broker Name Broker Signature/Date