

NOTICE TO LISTING AGENT

1. This form is to be used **ONLY** when listing a property in the Coming Soon status for up to a maximum of **thirty (30)** days with no renewal. The listing will automatically update to **“ACTIVE”** status on the ***Expected Active Date***.
2. The Seller and Listing Broker must complete **all** fields on this form.
3. The Listing Broker must **“attach”** this completed form to the listing in the MLS System upon entry as “Coming Soon” status.
4. Listing Submission Rule – **Section 4.4** of the MLS Rules and Regulations apply when reporting a listing as Coming Soon.
5. The listing broker must state the ***expected active date*** – not to exceed thirty (30) days - when the property will be available for showing. **Any changes to this date must be initialed by the seller(s) and attached to the listing.**
6. Showing a property while it is in “coming soon” status is a violation of MLS Rules and can result in a fine of up to \$1,000 per offense to the listing broker and possible suspension from State-Wide MLS
7. For late filing of the Coming Soon Submission form, the fine is \$100 per day

If the listing broker receives any offers on the property during the “coming soon” status period, the listing broker is required to report offers to the Seller. “Failure to report all written offers to the owner prior to the signing of a purchase and sale agreement by the owner” is a violation of state law. R.I.G.L § 5-20-5-14(a) (34)