

## INDIANA REGIONAL MLS – “LISTED COMING SOON” AUTHORIZATION FORM

Listing Agent must email a signed copy of this form to RACI at [info@raci.org](mailto:info@raci.org)

This Listed Coming Soon Authorization Form authorizes the Listing Brokerage/Agent to use the “Listed Coming Soon” status in the IRMLS system and expose the property to other IRMLS brokers and agents for up to 21 days prior to the date the listing is “Active” as described in the IRMLS rules, regulations, and policies.

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

**PROPERTY ADDRESS:** \_\_\_\_\_

**START SHOWING DATE:** \_\_\_\_\_

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) or the 21st day, 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 made available via the MLS system 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 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. Any showings or open houses prior to the Start Showing Date will require the Listing Agent to change the Property to Active status within one (1) business day.
- 5. LIMITED MLS DISTRIBUTION:** IRMLS does not distribute listings in the Listed Coming Soon status to MLS advertising data feeds, including real estate listings websites (such as Zillow, Realtor.com, Homes.com, ListHub, etc.) or any broker public advertising website (such as IDX websites).
- 6. PUBLIC MARKETING:** Any public marketing of a listing in the Listed Coming Soon status will require Listing Agent to change the Property listing to the Active status within one (1) business day. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage displays (including IDX) digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.
- 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:** \_\_\_\_\_

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

**Listing Brokerage:** \_\_\_\_\_