



Coming Soon / Hold Form

This form is required when a listing is placed in the “Coming Soon” OR “Hold” status.

The undersigned Seller(s) owns the property at:

Address	City	State	Zip
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The Seller(s) authorizes the Listing Broker to place the property referenced above (the listing) in the “Coming Soon” and/or “Hold” status in the MLS.

By signing this form, Seller(s) acknowledges that:

- Placing the listing in a “Coming Soon” or “Hold” status prohibits the property to be shown to any real estate professionals (**including all brokers at the listing broker’s office or firm**) and potential buyers.
- Showing appointments may be pre-scheduled on Coming Soon listings however the listing’s status must be “Active” for any showings to take place.
- Showing the property to a real estate professional (including any brokers at the listing broker’s office or firm) and potential buyers is a violation of Triangle MLS rules and will result in a fine to the Listing Broker.
- The prohibition on showing the listing to Brokers and potential buyers must be uniformly followed and enforced. Any violation of the rule by allowing the listing to be shown to select Brokers and/or potential buyers could lead to a claim of discrimination under the Fair Housing Act.
- It is prohibited to host a Broker’s Open/Open House, or Estate Sale, during the time that a listing is in a Coming Soon or Form Status.



“Coming Soon” Rules:

- The listing may be moved to another status (Active, Hold, etc.) before midnight on the 30th day in the “Coming Soon” status. If not moved by the Listing Broker, the MLS will automatically update the status to “Active” and make it available for showings.
- Advertisement through Triangle MLS will be through both IDX (Broker websites, apps, etc.) and syndication data feeds (non-broker websites, apps, etc.).
- Coming Soon listings accrue days on market due to how they are marketed through the MLS.

“Hold” Advertising/Temporary off Market:

- The listing will NOT be included in any advertisement data feeds provided by Triangle MLS.

Seller Signature Date

Seller Signature Date

Seller Signature Date

Office Use Only

Listing Agent Signature Listing Agent Name (Print) Date

BIC Signature BIC's Name (Print) Date

Frequently Asked Questions

What is this form for?

Setting the status to “Coming Soon” or “Hold” Form on a listing results in some limitations. To avoid any confusion and to set the expectations of the seller, Triangle MLS requires that this form (or a form with similar content) be signed and attached to the listing.

When do I need this form?

This form is needed if one of the following situations occurs:

- When Seller(s) requests that you advertise their property as “Coming Soon” before allowing showings to be scheduled.
- When Seller(s) need a temporary suspension of showings (more than 48 hours) and you, therefore, place the listing in the “Hold” status.

When do I NOT need this form?

This is NOT the form to use if the sellers do NOT wish to advertise their listing and therefore ask you to take the listing as an Office Exclusive. In the rare situations this should occur, the “No Cooperation” form is needed. The form is available at www.TriangleMLS.com.

I accidentally saved my listing as Active or Hold. How can I get it back to Coming Soon?

Coming Soon is only available as the initial listing status. If a listing is saved to any other status than Coming Soon, the option is to save it as a Hold Status or Cancel the listing, terminate the listing agreement, and re-enter the listing.

Will Days on Market accrue during the Coming Soon or Hold periods?

Due to the marketing of the property through all data syndication feeds, Coming Soon listings will accrue Days on Market. Hold listings, because they are not included in data syndication feeds, will not accrue Days on Market.

If the listing started out in the “Coming Soon” status and later in the listing term is put in the “Hold” status, will a new form need to be executed?

No. This form only needs to be completed and submitted once for each listing. The form is simply an acknowledgment by the Seller(s) that they understand the limitations put on a listing when in the “Coming Soon” or “Hold” status.

If the Seller(s) suspends showings more than once, do I need a new form signed each time I set the status to “Hold”?

No. This form only needs to be completed and submitted once for each listing.