



Required “Coming Soon” ER/EA Listing Status Disclosure

In the Arizona market, Seller’s have the opportunity to choose to have their home listed in “Coming Soon” status, previously known as “Delayed Status”. What this means to a seller is, while they are preparing their home for market their listing agent will have the opportunity to prepare their marketing plan and notify the public the home will be open for showings soon. Sellers should ask their listing agent for a clear timeline with dates stating when the listing is initially taken, when the home will go live as “Coming Soon” on the MLS (which will be public knowledge) and the date the home will be “Active” and open for showings. These dates should be clearly written in the Seller/Brokerage listing agreement under “Additional Terms”.

Below is the clear definition as provided by the Arizona Regional Multiple Listing Service.

Must-know facts about Coming Soon status listings:

Showings are allowed

A property may only be in Coming Soon status for 30 days (before only 14 days)

The Listing/Co-Listing Agent can change the price and On-Market date

Available to all MLS subscribers via searches and hot sheets

Coming Soon listings are not syndicated

Coming Soon listings must have a Listing Agreement

Cooperation/compensation is required

Front exterior photo is not required

Coming Soon listings will automatically be placed in Active status on the 31st day

Coming Soon listings can be manually changed to Active earlier

A property may only be in Coming Soon status for 30 of every 45 calendar days

Days on Market (DOM) does not accumulate. DOM will start the first day the listing is Active

<https://armls.com/introducing-delayed-status>

By Signing below Seller(s) acknowledge they have read this disclosure and if they should have further questions can refer to the link provided or contact ARMLS directly.

Signature Seller

Print Seller Name

Date

Signature Seller

Print Seller Name

Date

Signature Seller

Print Seller Name

Date

Signature Listing Agent

Print Listing Agent Name

Date

Broker Initials _____ Date _____