

**STANDARD BERKSHIRE COUNTY MULTIPLE LISTING SERVICE  
EXCLUSIVE RIGHT TO SELL CONTRACT  
COMING SOON LISTING ADDENDUM**

▶ **1. PARTIES.** Seller(s) Name(s) \_\_\_\_\_ (“SELLER”)  
 Mailing Address: \_\_\_\_\_  
 Broker / Corporation: \_\_\_\_\_ (“BROKER”)  
 Property Address: \_\_\_\_\_ (“Property”)

**Definition of Coming Soon.** Properties listed as "Coming Soon" are not yet officially on the market but will be available for showing and sale within (7) business days. A **Coming Soon** listing allows **real estate** agents, buyers and the public to preview the property marketing and MLS listing data with a fixed date when all will be provided access to view the premises for showing and for when offers will be considered.

- ▶ **2. CONTRACT REVISION:** The Multiple Listing Service (“MLS”) is hereby notified that the SELLER(s) of the property located above have/has requested that the BROKER place their home in Coming Soon status in the Multiple Listing Service of the Berkshire County Board of REALTORS®, Inc. under the following conditions:
- SELLER(s) agree that BROKER will list the Property with Berkshire MLS as a “Coming Soon Listing” immediately, but no later than two (2) days from the seller’s signature, or one (1) day of public marketing, whichever comes first. The property’s “Coming Soon period” cannot exceed seven (7) days from the date hereof.
  - The Coming Soon period for this listed Property shall be \_\_\_\_\_ days. The listing shall automatically convert to an active MLS listing on \_\_\_\_\_ (Active date). **The Active Date cannot be changed.** The ‘Days on Market’ (DOM) calculation will begin on the Active date.
  - BROKER shall have the right to place a “Coming Soon Listing” sign on the Property and market the property with the date it will be available for showing, during the 'Coming Soon' time. At a minimum, one (1) exterior photo of the Property and all required property data information shall be included with the “Coming Soon” listing as filed with the Berkshire MLS.
  - **The Property SHALL NOT BE SHOWN** in-person to prospective buyers by anyone, including the SELLER, the BROKER and Broker’s agents, during the Coming Soon period. However, showing appointments can be pre-scheduled during the preview period to begin on or after the Active date.
  - **The SELLER expressly waives their right to have offer(s) presented to them by the BROKER and instructs the BROKER to hold any offer(s) to purchase the Property received during the Coming Soon preview period because the Property is not available for sale during that pre-market time period. SELLER instructs BROKER to present any offers received during the preview period on the Active date and then forthwith thereafter.**
  - This Coming Soon Listing Addendum will be uploaded to the MLS at the time of entry.
- ▶ **3. THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL COUNSEL.** SELLER has read this addendum to the Exclusive Right to Sell agreement and hereby acknowledges receipt of a copy of same.

SELLER: _____	DATE _____	AUTHORIZED BROKER _____	DATE _____
SELLER: _____	DATE _____	For: _____ BROKERAGE NAME _____	

