



**COMING SOON ADDENDUM  
TO LAR RESIDENTIAL LISTING AGREEMENT**

(Use this Addendum only for property entered as "coming soon" in LAR MLS)



THIS COMING SOON ADDENDUM is made on \_\_\_\_\_, 20\_\_\_\_ to the LAR Residential Listing Agreement dated \_\_\_\_\_, 20\_\_\_\_ (the "Listing Agreement"), by and between \_\_\_\_\_ ("Owner") and \_\_\_\_\_ ("Broker") for the exclusive right to sell certain real property known as \_\_\_\_\_, Virginia (the "Property") and shall be attached to and made a part of the Listing Agreement.

1. **COMING SOON LIMITATION:** Owner directs Broker to enter the Property listing in the LAR Multiple Listing Service ("LAR MLS") under "Coming Soon" status and directs that their Property not be available for viewing by anyone prior to the date entered in Paragraph 3 below. Owner understands that during the "Coming Soon" period, the Property listing information will be made available to other LAR MLS participants and their clients.

2. **LAR MLS RULES:** LAR MLS Participants are required to enter all property listings into the LAR MLS system under the "Coming Soon" status within 24 hours or by 5 pm the next business day of the ratification of the Listing Agreement by Owner.

**3. COMING SOON INSTRUCTIONS:**

A. Owner and Broker agree that the Listing Agreement is hereby modified as follows: Owner hereby directs Broker to list the Property in LAR MLS in "Coming Soon" status until \_\_\_\_\_ (maximum of 10 days from the date of ratification of the Listing Agreement by Owner).

B. Owner **[select one]**: ☐ authorizes **OR** ☐ does not authorize Broker to install a "For Sale" sign with "Coming Soon" rider on the Property while the Property is listed in the "Coming Soon" status.

4. **ADVERTISING:** Broker may conduct pre-marketing activities for the Property (i.e. photography, staging, landscaping, repairs, etc.) and may advertise the Property as "coming soon" on websites, in the print media (i.e. newspapers, print ads, etc.) or on social media (i.e. Facebook, Twitter and other social media applications) while the Property listing remains in the "Coming Soon" status.

5. **SHOWINGS:** Broker is prohibited from showing the Property to prospective buyers and/or their agents if the Property is listed in LAR MLS under the "Coming Soon" status. If Owner desires to have the Property shown to prospective buyers and/or their agents, Owner must direct Broker to change the Property status to "Active" in LAR MLS. Once changed to "Active" status, LAR MLS Rules and Regulations prohibit returning the Property status to "Coming Soon". If a contract is ratified during the Coming Soon period, it must be sight unseen and a "Sight Unseen" Addendum must be attached to the purchase agreement.

Witness the following duly authorized signatures:

_____ Owner	_____ Date	_____ Owner	_____ Date
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_____ Owner	_____ Date	_____ Owner	_____ Date
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Broker: By: \_\_\_\_\_  
Signature of Broker or authorized agent      Date

Print name: \_\_\_\_\_

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