

**CHARLESTON REGIONAL MULTIPLE LISTING SERVICE  
COMING SOON-NO SHOWINGS ADDENDUM**

By executing this Coming Soon-No Showings Addendum, Seller(s) requests that Broker and Listing Agent utilize the Coming Soon-No Showings status for the property listed below, subject to the terms of this Addendum. The Coming Soon-No Showings status provides notice to CHS MLS subscribers that a property is undergoing preparations prior to marketing in Active status.

**BACKGROUND**

Seller(s), and Broker, along with Listing Agent, identified on the signature line below, have entered into a Listing Agreement with an effective date of \_\_\_\_\_ (start date) and ending on \_\_\_\_\_ (end date) for the real property located at \_\_\_\_\_ (property address, city, state, and zip).

Seller(s) authorizes Broker and Listing Agent to enter the property in the CHS MLS database and utilize the Coming Soon-No Showings status until \_\_\_\_\_ (Start Showing Date, up to 7 calendar days from the date of entry) when showings will begin. Listings in the Coming Soon-No Showings status automatically transition to Active status on the Start Showing Date.

**ACKNOWLEDGEMENTS**

Seller(s), Broker, and Listing Agent acknowledge the following:

- 1. No showings or open houses are permitted (in-person, virtual, or otherwise) while the property is in the Coming Soon-No Showings status. Any showings will disqualify a property from the Coming Soon-No Showings status.
- 2. Listings in the Coming Soon-Now Showings status are not distributed to brokerage public advertising (IDX) websites or other public real estate marketing websites (e.g., Realtor.com), or by CHS MLS subscription emails. Seller(s) acknowledge that consumers who conduct searches on certain websites or mobile applications may not see information about the property while it is in the Coming Soon-No Showings status.
- 3. CHS MLS displays listings in the Coming Soon-No Showings status in its database, which is available only to real estate professionals that subscribe to CHS MLS.
- 4. Any marketing of the property must indicate that the property is “Coming Soon” and be consistent with state law and this Addendum while in the Coming Soon-No Showings status.
- 5. The Coming Soon-No Showings status may only be used once for the property/Listing Agreement, once the property changes to Active status it cannot be changed back to Coming Soon-No Showings.
- 6. Broker and Listing Agent further acknowledge that
  - a. they have advised Seller(s) of the advantageous, disadvantages, and implications of using the Coming Soon-No Showings status, and
  - b. they will comply with CHS MLS rules, regulations, and policies, specifically but not limited to the rules for use of the Coming Soon-No Showings status.

The parties agree to the terms and conditions described in this Addendum.

\_\_\_\_\_  
Seller 1 signature  
Date

\_\_\_\_\_  
Seller 2 signature  
Date

\_\_\_\_\_  
Listing Agent signature  
Date

\_\_\_\_\_  
Listing Broker signature  
Date

\_\_\_\_\_  
Firm Name