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MIAMI
Coral Gables
Northwestern Dade
Aventura
West Broward | Sawgrass
SW Broward | Hollywood
Northeast Broward
JTHS-MIAMI

Coming Soon Status Seller Authorization Form

Property Address: 3201 Ne 183rd St 1201, Aventura FL 33160 MLS#: _____

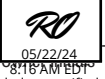
Brokerage Name: Gary Hennes Realtors MLS Office ID: GAHE01

Listing Agent Name: Adi Zilberberg Agent MLS ID: 3263326

MIAMI MLS requires a listing broker to report an exclusive listing to MLS and to make the property available for showings. However, a Seller can authorize the **Coming Soon** Status if they wish to have the property marketed to MLS participants but NOT shown for reasons that, include but not limited to: renovations, repairs, cleaning, staging, photography or video production.

The **Coming Soon** Status is not intended to give the listing brokerage an advantage in finding a buyer for the property to the detriment of cooperating brokers, nor is it intended to circumvent the sale of the property on an open market. "Coming Soon" status provides a method for listing agents to notify other cooperating brokers of properties that will be made fully available for showing. NOTE: Violations of MIAMI MLS Rules and Regulations covering **Coming Soon** Status result in a minimum \$1000 Fine.

Note: Completed form must be uploaded as an attachment to the listing upon submission to MIAMI MLS. Failure to attach completed form will result in \$1000 Fine as per MIAMI MLS Rules and Regulations.

-  The **Coming Soon** Status will automatically become a fully Active listing on its Go Live Date. The Go Live Date: _____ cannot be greater than 21 days from MLS Entry Date.
-  Properties in **Coming Soon** Status cannot be shown by anyone this includes Open Houses. Any showing of a property in **Coming Soon** status disqualifies the property from this status and must immediately be changed to Active status.
-  If the listing broker receives any offers on the property during the **Coming Soon** Status the listing broker is required to report offers to the Seller. The seller(s) and listing agent agree no offers will be **accepted** while listing status is **Coming Soon** and that the listing status must be changed to Active before acceptance of any offer.
-  As soon as the listed property is available for showings, the status of the listing must be changed to Active.
-  If the property is not ready for showings upon reaching the Go Live Date, the listing agent can change the listing status to withdrawn from the MIAMI MLS.
-  A property can only be listed in the **Coming Soon** Status once per year unless the property has been sold or rented or the property is listed with a new brokerage firm.

In accordance with MLS Rules and Regulations, by initialing above and signing below, as the property Owners, I'm/We are providing written instructions to the listing brokerage affirming that the property will be entered into the MLS in **Coming Soon** Status for up to 21 days.

O ROURKE PROPERTIES LLC

Owners Name (Print)

Ross O'Rourke

Owners Signature

dotloop verified
05/22/24 8:16 AM EDT
SLV8-13WO-FGYJ-ET58

Date

Owners Name (Print)

Owners Signature

Date

By Signing below, Agent affirms that this form has been fully reviewed with the Owner(s) and acknowledge that the Form must be filed in accordance with MIAMI MLS Rules and Regulations

Adi Zilberberg

Agent Name (Print)

Adi Zilberberg

Agent Signature

dotloop verified
05/21/24 5:44 PM EDT
GCZS-BM3J-LIMB-GMQZ

Agent MLS ID