



PRE-MARKETING ("COMING SOON") ADDENDUM TO LISTING AGREEMENT

THIS PRE-MARKETING ADDENDUM is made on _____ to a Listing Agreement dated _____ between _____ ("Seller/Landlord") and _____ ("Broker") for property described as _____ (known as "the property") and shall be attached to and made a part of the Listing Agreement.

1. PRE-MARKETING LIMITATION: Seller/Landlord directs that Broker enter the Property listing in the Williamsburg Multiple Listing Service ("WMLS") under "Coming Soon" status and directs that their property not be available for showings or for reviewing any and all offers to purchase/lease by anyone during a pre-marketing period described below. Seller/Landlord understands that during the pre-marketing period, the Property listing information will be made available to other WMLS participants and their clients and may be marketed as "Coming Soon".

2. CLEAR COOPERATION: Within one (1) business day of a property being marketed to the public, the listing Broker must submit the listing to the WMLS for cooperation with other WMLS participants as either "Active or "Coming Soon".

3. PRE-MARKETING INSTRUCTIONS:

- A. Seller/Landlord and Broker agree that the Listing Agreement is hereby modified as follows: Seller/Landlord hereby directs Broker to pre-market the Property in WMLS as "coming soon" status beginning on _____ and change to "active" status on _____ (maximum of 21 days from the date the listing is entered in MLS).
B. Seller/Landlord [select one]: [] authorizes OR [] does not authorize Broker to install a "For Sale/Rent" sign with "Coming Soon" rider on the Property while the Property is listed in the "Coming Soon" status.

4. SHOWINGS/OFFERS: While the property is entered in the WMLS under the "Coming Soon status, Broker is prohibited from showing the Property to prospective buyers or tenants and/or their agent. In addition, upon being informed by the Broker that an offer or offers have been received, the Seller/Landlord is prohibited from reviewing any and all offers to purchase/lease while the Property is listed in WMLS under the "coming soon" status. If Seller/Landlord desires to have the Property shown to prospective buyers/tenants and/or their agents, or wishes to review offers that have been received, Seller/Landlord understands that the Property status must be changed to "active" in WMLS. Once changed to "Active" status, the Property status cannot be changed back to "Coming Soon" status.

Witness the following duly authorized signatures:

Seller/ Landlord Date Seller/Landlord Date
Seller/Landlord Date Seller/Landlord Date
Broker: Date
Signature of Broker or authorized agent

Print Name: _____