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MAINE Listings

Coming Soon / No Show Status Seller Authorization

This Coming Soon / No Show Status Seller Authorization form authorizes the listing broker to begin marketing the property in the Maine Listings database up to ten (10) business days prior to the showing date as described below.

Coming Soon / No Show status indicates that the seller and the listing broker are preparing the property for sale before marketing in an Active status. There must be a valid listing agreement between the seller and the listing broker. Listings in Coming Soon / No Show status must have seller approval, which may be obtained using this form.

Coming Soon / No Show status is not intended to give the listing broker 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 / No Show status provides a method for listing agents to notify other cooperating brokers of properties that will be made fully available for showing and marketing after preparations have been completed. Properties in Coming Soon / No Show status may not be shown. Any showing of a property in Coming Soon / No Show status disqualifies the property from that status, and the listing agent is in violation of Maine Listings Rules and subject to fines/penalties as defined therein.

1) **Showing Date:** Listings entered into the MLS in the Coming Soon / No Show status automatically transition to Active status on the Showing Date specified. A listing can be in the Coming Soon / No Show status for a maximum of ten (10) business days.

9/16/2026
MM / DD / YYYY

2) A property in Coming Soon / No Show status may not be shown or previewed. Potential buyers and agents, including other agents in the listing broker's office, cannot show or preview a Coming Soon / No Show property through the seller or the listing broker and the public cannot be given access to physically view the property. The listing agent must change the listing to Active status if a showing will occur before the Showing Date.

DS kr
Seller(s) initials

3) As soon as the seller is ready for showings to begin, the listing agent must change the listing status in the MLS to "Active." Days on Market (DOM) start when the listing transitions to Active status. Once the listing transitions from Coming Soon / No Show status to Active status, it cannot revert back to Coming Soon / No Show status.

DS kr
Seller(s) initials

4) A listing broker may not re-list a property in Coming Soon / No Show status unless the listing Expired, or has been in a Withdrawn or Terminated status for more than 90 days, or is listed with a new brokerage firm, etc., (per Section 1.5(b)), or the property has been sold.

DS kr
Seller(s) initials

5) While the property is in Coming Soon / No Show status the seller and the listing broker will not promote or advertise the property in any manner other than as "Coming Soon." **NOTE:** NAR's Code of Ethics, Standards of Practice Article 3-8 states, *"REALTORS® shall not misrepresent the availability of access to show or inspect a listed property."*

DS kr
Seller(s) initials

6) If the property is not ready for showings upon reaching the Showing Date, then the listing in the MLS must be placed in a Withdrawn status.

DS kr
Seller(s) initials

7 Lower Rich Cove Rd., Harpswell, ME 04079
Property Address

DocuSigned by: kathy Rogers BD6397E53AB9476...
Seller Signature — Sep 2, 2026 — Date

Seller Signature — Date

DocuSigned by: Jason Saphire 0452A6A39B9341D...
Listing Agent Signature — Sep 2, 2026 — Date

DocuSigned by: Jason Saphire 0452A6A39B9341D...
Participant (AR) Signature — Sep 2, 2026 — Date

This form must be signed by all parties and a copy provided to Maine Listings within five (5) business days after all necessary signatures are obtained on a listing agreement. (Email: QualityAssurance@MaineListings.com or Fax: 207-780-1367).