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TRIANGLE MLS™
MULTIPLE LISTING SERVICES

Coming Soon / No Showings Form

This form is required when a listing is placed in the "Coming Soon" OR "No Showings" status.

The undersigned Seller(s) owns the property at:

1017 Old Baron Dr	Fuquay Varina	NC	27526
Address	City	State	Zip

The Seller(s) authorizes the Listing Broker to place the property referenced above (the listing) in the "Coming Soon" and/or "No Showings" status in the MLS.

By signing this form, Seller(s) acknowledges that:

- Placing the listing in a "Coming Soon" or "No Showings" status prohibits the property to be shown to any real estate professionals (including all brokers at the listing broker's office or firm) and potential buyers. Showing appointments may be pre-scheduled on Coming Soon listings however the listing's status must be "Active" for any showings to take place.

- Showing the property to a real estate professional (including any brokers at the listing broker's office or firm) and potential buyers is a violation of Triangle MLS rules and will result in a fine to the Listing Broker.

- The prohibition on showing the listing to Brokers and potential buyers must be uniformly followed and enforced. Any violation of the rule by allowing the listing to be shown to select Brokers and/or potential buyers could lead to a claim of discrimination under the Fair Housing Act.

- "Coming Soon" Rules:
  - The listing may be moved to another status (Active, No Showings etc.) before midnight on the 30th day in the "Coming Soon" status. If not moved by the Listing Broker, the MLS will automatically update the status to "Active" and make it available for showings.
  - Advertisement through Triangle MLS will be through both IDX (Broker websites, apps, etc.) and syndication data feeds (non-broker websites, apps, etc.).

- "No Showings" Advertising
  - The listing will NOT be included in any advertisement data feeds provided by Triangle MLS.

Samuel Ming Carus		08/18/2026
Seller Signature		Date
Aya Tajiri Carus		08/28/2026
Seller Signature		Date
Jonathan Edwards	Jonathan Edwards	08/18/2026
Listing Agent Signature	Listing Agent Name (Print)	Date
BIC Signature	BIC's Name (Print)	Date

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Frequently Asked Questions

What is this form for?

Setting the status to "Coming Soon" or "No Showings" on a listing results in some limitations. To avoid any confusion and to set the expectations of the seller, Triangle MLS requires that this form (or a form with similar content) be signed and attached to the listing.

When do I need this form?

This form is needed if one of the following situations occur:

- When Seller(s) requests that you advertise their property as "Coming Soon" before allowing showings to be scheduled.
- When Seller(s) need a temporary suspension of showings (48 hours or more) and you, therefore, place the listing in the "No Showings" status.

When do I NOT need this form?

This is NOT the form to use if the sellers do NOT wish to advertise their listing and therefore ask you to take the listing as an Office Exclusive. In the rare situations this should occur, the "No Cooperation" form is needed. The form is available at www.TriangleMLS.com.

I accidentally saved my listing as Active or No Showings. How can I get it back to Coming Soon?

Coming Soon is only available as the initial listing status. If a listing is saved to any other status than Coming Soon, the option is to save it as No Showings or cancel the listing, terminate the listing agreement, and re-enter the listing.

Will Days on Market accrue during the Coming Soon or No Showings period?

Due to the marketing of the property through all data syndication feeds, Coming Soon listings will accrue Days on Market. No Showings listings, because they are not included in data syndication feeds, will not accrue Days on Market.

If the listing started out in the "Coming Soon" status and later in the listing term is put in the "No Showings" status, will a new form need to be executed?

No. This form only needs to be completed and submitted once for each listing. The form is simply an acknowledgment by the Seller(s) that they understand the limitations put on a listing when in the "Coming Soon" or "No Showings" status.

If the Seller(s) suspends showings more than once, do I need a new form signed each time I set the status to "No Showings"?

No. This form only needs to be completed and submitted once for each listing.

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How do I submit this form?

When fully executed, this form must be uploaded to the listing’s document section. Please note that the document should NOT be shared with other Agents. Mark the document Private in the document management system.

How long do I have from the time the sign is installed to enter the listing?

New listings must be entered within 1 calendar day of the start of any type of public marketing.

Can offers be accepted during the Coming Soon period?

Yes, offers submitted sight unseen can be accepted while a listing is Coming Soon. List Agents are required to present all offers and it is up to the sellers whether they accept one of those offers. Listings MUST be Active, Contingent, or Pending for any showings to take place.