

**Mid Carolina Regional MLS**  
140 Turner St, Southern Pines, NC 28387  
(910) 692-8988  
E-Mail: mcraoroffice@gmail.com

**Mid Carolina Regional Multiple Listing Service**

**Coming Soon-No Show Authorization Form**

The Mid Carolina Regional Association of Realtors allows members to advertise Coming Soon-No Show properties to other MLS subscribers and the general public subject to specific conditions. This allows Agents to inform others that a property is not yet ready to be shown but will be actively marketed within 14 days, or the agreed-upon Marketing Date, whichever is sooner. The Coming Soon-No Show Status is not intended to give Listing Agents an advantage in finding a Buyer for the property to the detriment of the Seller or other MLS Brokers, nor is it intended to circumvent the sale of the property in the open market.

**Properties in a Coming Soon-No Show Status SHALL NOT be shown to ANYONE including other Agents within a brokerage firm or prospective Buyers through the Seller until it is placed in an Active Status. Both Listing AND Showing Agents violating this rule SHALL be fined \$250 for the first violation, \$1,000 for the second violation, \$3,000 for the third violation. Upon the fourth violation, the offending agent shall be subject to suspension from the MLS for 30 days.**

There must be a fully executed listing agreement between the seller and the Listing Brokerage.

The following conditions SHALL apply to all listings placed in a Coming Soon-No Show status:

1. Automatic conversion to an Active Status within 14 days of entry as a Coming Soon-No Show Listing or the Marketing Date, whichever is sooner. Once transferred to an Active Status the listing cannot revert back to a Coming Soon-No Show Status and Days on Market will start to accrue.
2. A Listing Broker cannot re-list the same property in a Coming Soon-No Show Status unless it has Expired or been Withdrawn for 90 days, or it has been Sold or Rented.

3. The MCRAR MLS will not transmit Coming Soon-No Show listings to its IDX sites including national real estate franchise websites, client portals, syndicated third-party sites such as Realtor.com, Zillow.com, and Trulia.com. This means consumers conducting searches for listings on popular public Internet sites may not see information about a property in a Coming Soon-No Show Status.

4. Appointments may be scheduled while in Coming Soon-No Show Status for viewing ONLY AFTER the listing is converted to Active Status.

5. If Signage is placed on the property it must state "coming soon" while in the coming soon-No Show status.

6. In the event an offer is presented without a showing, such offer shall be presented to the Seller who is at liberty to decide how to handle that offer.

Please confirm your understanding of the above conditions and your direction to proceed with listing the subject property in a Coming Soon-No Show Status.

10 Pinehurst Manor Apt A \_\_\_\_\_ Pinehurst \_\_\_\_\_ NC 28374 \_\_\_\_\_  
Subject Property Address

Coming Soon-No Show Listing Effective Date 7/29/25

Active/Marketing Date 8/18/25

Seller [Signature] Date 7/25/25

Seller Louis E. Bawington Date 7-25-25

Listing Agent Julia Lattarulo Date 7/25/25

Listing Firm Keller Williams Pinehurst