



Should I use "Coming Soon" Status for my listing?

Does Your Broker allow "Coming Soon" advertising?

YES

NO

The listing or Withhold form must be entered into NorthstarMLS within two business days.

Did the Seller sign a Certification to Withhold or Coming Soon form?

YES

NO

The listing must be entered into NorthstarMLS as Active within two business days.

Are you and your seller willing to refuse all showing requests while out of Active Status?

YES

NO

The property cannot be entered as Coming Soon on NorthstarMLS, if you want to show it. But you may enter it as Withheld if you signed a Certification to Withhold form from the Seller.

While the listing is withheld, do you and your seller want the listing to be visible to other agents on NorthstarMLS, to those agents' clients in their Portal and on IDX website?

YES

NO

Enter the listing into NorthstarMLS as Withheld with a signed Certification to Withhold form from the seller.

Does your client understand that their home cannot be shown while it is in Coming Soon status?

YES

NO

If your client does not understand the implications of a limited marketing plan, you are putting yourself at risk of violating MLS rules and the Realtor Code of Ethics for not protecting the interest of the client and placing their needs above others.

Enter the listing into the MLS with Coming Soon status. You will be required to set the "Availability Date" (up to 21 days from input) that the listing will automatically turn to Active status, making it available for showings.