



Marinette County Board of REALTORS® MLS, Inc. DELAYED LISTING / DELAYED SHOWING FORM

Property Address: _____

Owner/Seller(S): _____

Listing Office: _____

Listing Agent: _____

Date of Listing Contract: _____

Start Showing Date: _____

While most sellers want rapid exposure of their home in order to encourage all possible buyers, the purpose of delayed listing and delayed showing in the MLS is to give Sellers time to prepare their home for sale **PRIOR** to showings but yet have some exposure / marketing.

Options for Sellers are the **Delayed Listing** status or **Delayed Showing** status. Please read the following definitions and indicate below by initialing your selection.

Delayed Listing Status: The purpose of Delayed Status is to get some visibility that your home is “coming soon” on the market but your just not ready for showings yet. But it allows your agent to share the listing data with other agents and do preliminary marketing.

Requirements Of Delayed Status:

*Sign Listing Contract is required between Seller and Listing Agent / Broker

*Listing goes into the MLS in Delayed status, not Active.

*Listings can be in Delayed status up to 15 days.

***NO SHOWINGS** can occur during the delayed status time frame, Sellers you are agreeing that no showings will occur on your property during this time frame. No Agent will be showing your property or they will be in violation of MLS rules and are subject to disciplinary action. However showings may be set up for a date after the delayed expiration date.

*In Delayed Status, you are also stating you are not ready to receive/accept any offers.

***No MLS Marketing or Syndicating** will take place on a listing that is in Delayed status. This mean your listing will not be sent from the MLS to any website, Broker or Agent or Internet site, i.e.: Zillow, Realtor.com etc. Delayed status has limited marketing. Your listing Broker/Agent may market the property, but data from the MLS is limited.

*Other Agents see your listing in the MLS and they may provide you're listing data to potential Buyers.

*Once the Delayed Status Time Frame is set in the MLS it can NOT be changed. Choose the time frame very carefully.

*On the expiration of the delayed status time frame, the listing will go ACTIVE in the MLS. Your listing will be fully marketed, showings can start and you're ready to look at offers.

_____ I (Seller) wish to use the **Delayed Status**. (initial if applicable)

I would like my listing Delayed until: Date: _____ (up to 15 days from start of the contract)



Delayed Showing Status: The purpose of Delayed Showing Status is that you want your listing ACTIVE in the MLS and fully marketed. However you may need a few days to prepare the home or maybe have other immediate restrictions that prevent you from wanting showings to start immediately. You can delay showings for up to 7 days.

Requirement of Delayed Showing Status:

- *Sign Listing Contract is required between Seller and Listing Agent / Broker
- *Listing goes into the MLS as Active and it will be fully marketed from the MLS and syndicated sites. .
- *Listings can be in Active w/Delayed Showing Status for up to 7 Days from the start of the contract. Over 7 Days then Delayed Listing Status must be used.
- ***NO SHOWINGS** can occur during the delayed showing time frame, Sellers you are agreeing that no showings will occur on your property during this time frame. No Agent will be showing your property or they will be in violation of MLS rules and are subject to disciplinary action. However showings may be set up in advance for a date on or after the date selected for showings to start.
- *In Delayed Showing Status, you are also stating you are not ready to receive/accept any offers.
- *Agents must block these days out in Showing Time and enter the No Show Until Date in the Public and Private comments in the MLS .

_____ I (Seller) wish to use the Delayed Showing Status. (Initial if applicable)

I would like showing to start on: Date: _____ (up to 7 days from start of the contract)

*** Sellers please note: We understand from time to time you may have to limit showings or have days that showings cannot occur. Please work with your Agent on any of these limitations. The Marinette MLS established the above statuses to prevent agents from trying to “pocket” listing and avoid their requirement and responsibility to cooperate with other offices upon receiving a new listing. These statuses are also designed to help Sellers get visibility on your property sooner than later when you’re just not quite ready for showings.*

By signing below, Seller certifies and acknowledges that Seller has read, understands, and accepts these terms and has received a copy of this form:

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Listing Agent Signature: _____ Date: _____

Listing Broker Signature: _____ Date: _____

**** Completed form must be uploaded into MLS with the listing contract within the 4 day requirement per the rules of procedure. Incomplete forms will NOT be accepted and fines will apply.****

Remember to put the “No Showings Until” date in the Public and Private comments in the MLS. REQUIRED!