COMING SOON LISTING ADDENDUM

This is an addendum to the listing Agreement dated _____ on the property known as

_____.

MULTIPLE LISTING SERVICE: Broker is a participant or subscriber to the Santa Barbara Multiple Listing Service (MLS). The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the Santa Barbara MLS. Property information submitted to the MLS describes the price, terms and conditions under which the Seller's Property is offered for sale.

SELLER CONSENT: By signing below, Seller consents to have their listing appear in the "Coming Soon" status of the MLS for a period of up to 14 days.

"COMING SOON" PURPOSE: The purpose of a coming soon listing is to allow a designation for those properties that are listed but that require more time to prepare for market, while still informing other participants and subscribers of the listing during the marketing and showing preparation period.

LIMITATIONS ON EXPOSURE: Properties with a "Coming Soon" status will be included on REALTOR.com, SBAOR.com, in any IDX feeds and viewable on customer portals, however, they are not included on Tour of Homes or Open House lists. Any reduction in exposure of the Property may lower the number of offers made and negatively impact the sales price.

SHOWINGS: Listings in a Coming Soon status may be shown by appointment. They are not allowed to be held open during broker caravan or public open houses.

INTENDED USE: The "Coming Soon" status shall not be used or implemented to create a "pocket listing" or to circumvent other MLS policies or Rules. It is understood that, pursuant to the Santa Barbara MLS Rules, the listing agent or brokerage may not show a property (regardless of its status) where showings and/or ability to submit offers are not being offered to cooperative agents and brokers.

SELLER OPT-IN: Seller certifies that Seller has read the above information and understands the implications of utilizing the "Coming Soon" status rather than having full exposure by utilizing an "Active" MLS listing status. **Seller instructs broker to submit Listing to the Santa Barbara MLS with a status of "Coming Soon" for a period of ____ business days.**

By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Addendum.

Seller _____Date _____

Seller _____Date _____