

New/Modified MLS Rules adopted by Bay East AOR

The following MLS Rule change was approved by the Bay East Association of REALTORS and will be effective September 17, 2018. If you have any questions regarding the changes please contact Justin Bain at 925-730-4077 or Justinb@bayeast.org for a full set of the MLS Rules and Regulations [click here](#)

New Rule

10.1 Status definition:

Coming Soon - A valid listing contract exists and a SELM has been filed with the MLS. Remains in status for 30 days after which it becomes Withdrawn Coming Soon. Days on MLS will not start counting until published as an "Active" listing. This is an Off-Market status.

10.1.1 Coming Soon Listings.

It shall be the responsibility of the Broker Participant (Section 4.1.1) and Real Estate Subscriber (Section 4.2.1) to follow said rules when placing a property in the Coming Soon section of the multiple listings service (MLS). Broker Participant and Real Estate Subscriber shall only place a property in the Coming Soon section of the MLS if the Participant/Subscriber has met necessary criteria for MLS input as described Sections 7.5, 7.6 and 8.1.

Participant/Subscriber is required to enter a proposed list date to proceed in placing a listing in the Coming Soon section of the MLS. Once the listing moves from Coming Soon to any Active status it cannot revert back to Coming Soon.

Coming Soon status listings are not viewable by the general public nor are they included in any IDX/VOW/Syndication data feeds. Days on MLS do not begin counting when a property is placed in Coming Soon status.

Reason for the rule:

- Effective 9/17/2018, the MLS will have a Coming Soon Listings entry capability.

Important information Surrounding Coming Soon Listings:

1. IT IS OPTIONAL TO PLACE YOUR LISTING INTO A COMING SOON STATUS.
2. The listing agent must have an active listing agreement in place to enter a Coming Soon listing.
3. The listing agent is required to send the SELM (Seller Exclude Listing from the MLS) form to the MLS.
4. The Coming Soon listing will automatically be placed in a "Withdrawn Coming Soon" after 30 days of entry.
5. Coming Soon listing will not be syndicated out to other websites.
6. Coming Soon listing will not be included in the IDX and RETS feeds.
7. Coming Soon listing are only searchable within the Paragon MLS.
8. The listing agent can update the Projected Active Date field (the date in the SELM form) at any time provided that a new SELM form has been submitted.
9. Once a listing has been moved from Coming Soon to Active status by the agent, it cannot revert to Coming Soon.