



COMING SOON ADDENDUM TO CVR MLS RESIDENTIAL LISTING AGREEMENT

(Use this Addendum only for property entered as "coming soon" in CVR MLS)

THIS COMING SOON ADDENDUM is made on June 13th, 2022 to the CVR MLS Residential Listing Agreement dated Jun 13th, 2022 (the "Listing Agreement"), by and between Brittany Hubbard Marshall Hubbard ("Owner") and Coach House Realty LLC ("Broker") for the exclusive right to sell certain real property known as 4919 Baxter Bridge Dr, Virginia (the "Property") and shall be attached to and made a part of the Listing Agreement.

1. COMING SOON LIMITATION: Owner directs Broker to enter the Property listing in the CVR Multiple Listing Service ("CVR MLS") under "coming soon" status and directs that their Property not be available for viewing by anyone prior to the date entered in Paragraph 3 below. Owner understands that during the "coming soon" period, the Property listing information will be made available to other CVR MLS participants and their clients.

2. CVR MLS RULES: CVR MLS Participants are required to enter all property listings into the CVR MLS system under the "coming soon" status within three (3) days of the ratification of the Listing Agreement by Owner or one (1) business day of Public Marketing, as defined in the CVR MLS Rules and Regulations, whichever comes first.

3. COMING SOON INSTRUCTIONS:

A. Owner and Broker agree that the Listing Agreement is hereby modified as follows: Owner hereby directs Broker to list the Property in CVR MLS in "coming soon" status until 06/23/2022 (maximum of 21 days from the date of ratification of the Listing Agreement by Owner).

B. Owner **[select one]:** ☒ authorizes **OR** ☐ does not authorize Broker to install a "For Sale" sign with "Coming Soon" rider on the Property while the Property is listed in the "coming soon" status.

4. ADVERTISING: Broker may conduct pre-marketing activities for the Property (i.e. photography, staging, landscaping, repairs, etc.) and may advertise the Property as "coming soon" on websites, in the print media (i.e. newspapers, print ads, etc.) or in social media (i.e. Facebook, Twitter and other social media applications) while the Property listing remains in the "coming soon" status.

5. SHOWINGS: Broker is prohibited from showing the Property to prospective buyers and/or their agents if the Property is listed in CVR MLS under the "coming soon" status. If Owner desires to have the Property shown to prospective buyers and/or their agents, Owner must direct Broker to change the Property status to "active" in CVR MLS. Once changed to "active" status, CVR MLS Rules and Regulations prohibit returning the Property status to "coming soon".

6. COMPENSATION: Owner acknowledges that an offer of compensation to cooperating buyer agents is required for the listing of the Property in CVR MLS, including in the "coming soon" status.

Witness the following duly authorized signatures:

<p><u>Brittany Hubbard</u> 06/13/22</p> <p>Owner <u>Brittany Hubbard</u> Date</p> <p><u>Marshall Hubbard</u> 06/13/22</p> <p>Owner <u>Marshall Hubbard</u> Date</p>	<p>Owner _____ Date</p> <p>Owner _____ Date</p>
<p>Broker: By: <u>Sheen McCullough</u> 06/13/22</p> <p style="text-align: center;">Signature of Broker or authorized agent Date</p>	

Print name: Sheen McCullough

COPYRIGHT©2020 by the Central Virginia Regional MLS, LLC (CVR MLS). All rights reserved. This form may be used only by members in good standing of CVR MLS. The reproduction of this form, in whole or in part, or the use of the names "Central Virginia Regional MLS" or "CVR MLS" in connection with any other form, is prohibited without prior written consent of CVR MLS.