

# Registered vs Coming Soon Status

## Remembering the differences between the Registered and Coming Soon status does not have to be complicated!

*Below is a simple chart to help you use each status:*

	Registered	Coming Soon
Do I need a listing agreement?	YES	YES
Do I need to enter the listing within two business days of the effective list date?	YES	YES
Can all FMLS membership see these listings?	NO	YES
Can I publicly market the property?	NO	YES
Can I show the property?	NO	NO
Is a photograph required?	NO	NO
Are these listings included in IDX and VOW data feeds?	NO	YES
Are these listings included in listing distribution?	NO	YES
Is there a limit to the time a listing can be in this status?	NO	YES <sup>1</sup>
Can a listing in this status be modified?	YES	YES
Can a listing go back into this status once updated/moved out of the status?	NO	NO <sup>2</sup>
Can my broker, office manager, or assistant edit these listings?	YES	YES
Can offers be submitted, presented, and accepted while in this status?	NO	NO
Will DOM Calculate while the listing is in this status?	NO	NO
Will price changes I make while in this status show up in the listing's history?	NO	YES

Notations from Yes/No statements in the chart:

- 1** You can only use the Coming Soon status for a maximum of 30 days from the date of entry. An On-Market Date is required, can be no more than 30 days from the entry date, and the listing will move to Active status on the On-Market date.
  - 2** A property that was once under the Coming Soon status must be off-market for 90+ days before it can be relisted in the Coming Soon status by the same brokerage.
- Registered statuses are excluded from the MLS per the seller's instructions
  - You can treat a Coming Soon listing like an Active listing that cannot be shown for 30 days.



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