dotloop signature verification: dtlp.us/hdze-RByT-72JC

BALDWIN MLS

COMING SOON ADDENDUM

THIS ADDENDUM is attached to and forms a part of the Exclusive Right to Sell Listing Agreement between:
Seller(s): Patricia Andrews
Broker: Waters Edge Realty, Agent Tatyana Hall
Property Address: 4290 Azalea Street, Orange Beach, AL 36561
Expected on Market Date: 10/29/2026

COMING SOON PROPERTIES ARE DEFINED AS ANY PROPERTY WHICH IS NOT FULLY PREPARED/READY TO BE SHOWN, RECEIVE OFFERS OR BE ENTERED INTO THE BALDWIN REALTORS® MLS AS ACTIVE.

I acknowledge my property will be placed in **Coming Soon** status in the Baldwin REALTORS® Multiple Listing Service. **Coming Soon** status is a pre-showing, *temporary* status where the listing brokerage, upon written instruction from the seller, does not and will not solicit offers by any means. The property is **not available** for viewing/showings, including seller showings. The listing agreement between the seller and the listing brokerage is in full effect.

I also understand my property **WILL NOT** be:

- Shown to anyone in any form or by any means by seller or agent

Seller acknowledges and agrees to the following:

- The property has a signed listing agreement, **but needs staging, photos, repairs, is not ready to be shown**, etc. and must be listed in the Baldwin REALTORS® MLS under **Coming Soon** status within 3 business days of the signed listing agreement
- No showings/viewings are allowed, by anyone including licensee, listing agent, or seller while in Coming Soon status. This includes previews, open houses (broker or public), viewings that are in person, or viewings via the use of any mobile devices, video, social media, or any other electronic means
- Sellers may not view or be notified of any details of an offer until the listing is changed to an ACTIVE status in the Baldwin REALTORS® Multiple Listing Service. Seller has the option to authorize Broker to hold all offers until the expected-on market date as initialed below
- The Coming Soon status requires an Expected On-Market Date. This date cannot exceed 30 days from the date of the signed listing agreement
- If the property is ready to show, market or receive offers prior to the expected-on market date, the listing can be updated to an Active status in the MLS. If no action is taken on a Coming Soon listing, the system will automatically update the listing status to Active status on day 31
- Coming Soon listings will accrue Days on Market (DOM) until the listing status is changed to an Active status in Baldwin REALTORS® Multiple Listing Service and DOM will then reset to zero.
- Advertising or Marketing of the property cannot take place until the home is entered as a coming soon listing in the Baldwin REALTORS® Multiple Listing Service
- Seller acknowledges receipt of a signed copy of this addendum

*A **$1000** fine will be charged to the Listing Brokerage if the seller or agent shows/views property prior to being changed to Active in the MLS. If Seller shows the property while in a coming soon status, the listing agent is responsible for immediately changing the listing to active and the Listing Broker will be charged the $1,000 fine.*

Seller authorizes Broker to hold all offers until the Expected-on Market Date 11/29/2026 **(initials).** PA 10/26/26 8:35 PM CDT dotloop verified

Patricia Andrews dotloop verified 10/26/26 8:35 PM CDT ORCV-AQBK-PMNM-RK2W
Seller Signature

Seller Signature

Tatyana Hall dotloop verified 10/26/26 6:53 PM CDT MASR-SD9H-VMRF-KUKM
Listing Agent Signature

ALL FIELDS ARE REQUIRED INCLUDING SIGNATURES