



## DELAYED LISTING ADDENDUM

The Delayed Listing status enables you to enter a listing into the LRMLS up to 30 days before it is available to the public.

Delayed Listings are not automatically included in email subscriptions, on IDX websites, or on syndication sites like Realtor.com until they reach their Start Showing/IDX Date. Delayed Listings are available through Confidential RETS feeds, so services such as showing managing services, back office systems, and tax systems receive the data.

**The following guidelines apply:**

- The listing will transition to Active Status and become available to the public thirty (30) days from the List Date on the Listing Agreement. The listing agent may change the status to Active prior to the IDX Start Date if ready.
- While in Delayed Listing Status, the Property may not be promoted or advertised in any manner outside of the LRMLS. This includes, but is not limited to Social Media, Print Advertising, Mass emails, websites, etc.
- While in Delayed Listing Status, LRMLS will not include it in data feeds to the Internet. Owner acknowledges and understands that consumers who search for listings on the Internet will not see information about the Property in response to their search.
- While in Delayed Listing Status, the agent may state whether or not it is available to show.
- Days on Market (DOM) start when the Property listing transitions to Active Status.
- If the listing goes Under Contract while on Delayed Listing Status and the contract of sale is terminated, the listing status must be changed to Active. It cannot go back to Delayed Listing Status.
- The listing brokerage may not place signage on the Property prior to the Active date.
- While the Property is on Delayed Listing Status, it is ineligible for Open Houses/Tour of Homes.
- The Property must have one exterior photo of the entrance or means of access from the street uploaded in LRMLS.
- A copy of the Listing Agreement and LRMLS Delayed Listing Addendum must be uploaded into Flex.

**By signing below, Owner(s) acknowledges that any reduction in exposure of the Property may lower the number of offers made and negatively impact the sales price and accepts the consequences of the decision to delay listing per requirements above.**

Property Address: **135 Joppa Rd, Burton, SC 29906**

Owner(s) Signature: Willie Ladson Jr. Date \_\_\_\_\_  
Willie Ladson Jr.

Listing Agent Signature: Walter Lubkin Date \_\_\_\_\_  
Walter Lubkin

Broker-In-Charge Signature: \_\_\_\_\_ Date \_\_\_\_\_