

## Delayed Showing / Negotiation ADDENDUM FORM

This form may be used if the seller(s) desires to delay showings and negotiations, or negotiations.

**FOR THIS FORM TO BE EFFECTIVE, THE BROKER OR LISTING AGENT MUST:**

- (1) Provide the completed form as an attachment to the listing at the same time the listing is entered into the MLS; and
- (2) Include the date(s) upon which showings and negotiations, and/or negotiations begin in the **Private and Public Remarks** sections of the listing.
- (3) After the showing and or negotiation date(s) noted here have passed, this attachment will remain attached in the MLS. Public and Private Remarks may be edited to remove this information at that time.

**Property Address:** \_\_\_\_\_

**Check and initial one or both as applicable:**

- I (We) request that **showings and negotiations** occur as follows:
- No Showings until \_\_\_\_\_ (date & time) \_\_\_\_\_  
Initials
- No Negotiations until \_\_\_\_\_ (date & time) \_\_\_\_\_  
(Note – Negotiations may not begin before showings begin) Initials

I (We) understand that this delay of showings and negotiations may mean that I (we) may lose a potential buyer(s).

Owner(s) and Listing Broker / Agent agree that during the delayed showing and negotiation period (1) there will be no showings of the property to any prospective buyers, not only by the listing agent but also by any other agent from the listing company, any agent from a co-broker company or by the sellers **and** (2) there will be no negotiations or purchase offers considered of any prospective buyers, not only by the listing agent but also by any other agent from the listing company, any agent from a co-broker company as well as by the sellers.

- I (We) request **no negotiations** will take place until \_\_\_\_\_ (date & time) \_\_\_\_\_  
Initials

I (We) understand that this delay of negotiations may mean that I (we) may lose a potential buyer(s).

Owner(s) and Listing Broker/Agent agree that during the delayed negotiation period there will be no negotiations or purchase offers considered of any prospective buyers, not only by the listing agent but also by any other agent from the listing company, any agent from a co-broker company as well as by the sellers.

**Once signed, the showing and or negotiations time frame cannot be shortened. To extend, a Change Form should be used.**

Owner's Name	Owner's Signature	Date
Owner's Name	Owner's Signature	Date
Broker / Listing Agent	Listing Agent's Signature	Date