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DELAY(S) and/or COMING SOON ADDENDUM TO THE WEST MICHIGAN REGIONAL LISTING AGREEMENT

Property Address (or description): 3364 Division Avenue South, Grand Rapids, MI 49548

This Addendum shall be an integral part of the Listing Agreement between Lake Michigan Realty Management as Listing Broker and Jesus Arias as Seller regarding the above referenced property.

Seller acknowledges that submission of the listing to the MLS provides the Property with broad market exposure and will enable Seller to more likely recognize the highest and best value and terms for the property. Seller also acknowledges that the standards and policies referenced below are intended to promote a spirit of cooperation amongst the brokers who participate in the MLS.

Please check all that apply:

☑ **DELAY OF SUBMISSION OF LISTING TO THE MULTIPLE LISTING SERVICE (MLS):** Seller desires that Listing Agent/Broker postpone the submission of the listing to the MLS in order to prepare the Property for showings and to create any necessary marketing materials. Specifically, Seller and Listing Agent/Broker have determined that the Property will be electronically filed with the MLS on 09/02/2026 ("Submission Date"). At the point this listing is submitted, the Submission Date will become the list date on the MLS. Within 24 hours of submission, Listing Agent/Broker shall provide Seller with an MLS number or MLS page report as evidence that the listing was submitted to the MLS.

Prior to the Submission Date, the Property will not be marketed in any forum and showings will not be permitted. Without this signed Addendum, Seller understands that Listing Agent/Broker has an obligation to submit all exclusive right-to-sell listings to the MLS within the time period required by the MLS.

If Property is not ready to be submitted to the MLS on the estimated date herein and additional time is required, a new Addendum will be completed and both Addendums will be provided to the MLS at time of submission.

Important Notice: If the Listing Agent/Broker and Seller wish to use the Coming Soon status (see below) in conjunction with Delayed Submission of Listing, then they must be absolutely certain that the property will be ready for showings by the On Market Date identified below. If the property isn't able to be shown by its On Market Date, then the listing status must be transitioned to Withdrawn on the MLS. MLS Staff will not have the authority or ability to alter that status until the property is ready to be shown.

☐ **COMING SOON STATUS:** Seller desires that the Listing Agent/Broker utilize the Coming Soon status on the MLS. Seller and Listing Agent/Broker agree and consent to the following terms:

- The Coming Soon status may be used at the Listing Broker's option.
- The Listing Broker and Seller have entered into a fully executed and signed Listing Agreement.
- The listing may appear in a Coming Soon status on the MLS for **up to 7 calendar days** from the start date on the Listing Agreement.
- If both the Delay of Submission and Coming Soon status are utilized, the listing should be entered in a Coming Soon status on the Submission Date identified in the Delay of Submission section above (for a maximum of 7 calendar days from the Submission Date). Once placed in a Coming Soon status, the policy in the next bullet concerning that status type takes effect.
- **While in the Coming Soon status a listing may not be shown by anyone, including the Listing Agent/Broker. This includes holding Open Houses.**
- The listing will automatically transition from a Coming Soon status to an Active status on the MLS upon reaching its On Market Date.
- The **On Market Date shall be**: _____ (up to 7 calendar days from the Submission Date).

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- **Seller and Listing Agent/Broker agree that the Listing Agent/Broker will promptly provide copies of any offers received, but the Seller will not accept any offers prior to the On Market Date.**
- **Listings in the Coming Soon status may not immediately transition to a Pending or Sold status. They must first appear in an Active or Withdrawn status.**
- If a listing in the Coming Soon status is not yet ready to be shown by the On Market date, the listing status must be changed to Withdrawn until the property is ready to be shown. **Note: MLS Staff does not have the authority or ability to alter the Withdrawn status in these instances; therefore, the Coming Soon status should only be utilized if the Listing Agent/Broker and Seller are confident that the property will be ready for showings by its On Market Date.**
- A property previously listed in the MLS may not be entered as a new listing with a Coming Soon status unless the listing has been off the market for at least 30 days.
- Listings in the Coming Soon status can be included in prospecting emails, searches, and the client portal.
- For current prospects to see Coming Soon listings in prospecting emails and their client portal, their agent will need to add the Coming Soon status to the prospect's search criteria.
- Listings in the Coming Soon status may be included in Internet Data Exchange (IDX) compliant websites. A Coming Soon status label or a label clearly indicating that the property is not available for showings is a requirement when displaying Coming Soon listings on IDX websites.

☐ **DELAYED SHOWINGS:** The MLS will permit listings with delayed showings, provided the Seller consents to the delay in writing, the delay is to a date certain (month/day/year and time), and the delay applies to ALL showings – including those requested by the Listing Agent/Broker. Showings may be delayed until after an open house, provided that open house is promoted on the MLS and cooperating brokers are welcome to attend with their buyers.
Private showings will not be permitted until after _____ (time) on _____ (date).

DELAYED REVIEW OF OFFERS: Article 1 of the Code of Ethics requires that REALTORS® present offers and counter offers objectively and as quickly as possible. Therefore, Seller acknowledges that Listing Agent/Broker shall present all offers promptly and within two (2) business days of receipt, at the latest. Once presented, Seller may choose to accept, reject, counter, call for highest and best, or wait to determine if additional offers are presented. Seller may also desire to delay its review of all offers to a date certain. If choosing to wait or delay, Seller understands that any offer in hand might expire, be rescinded, or otherwise become null and void.

The MLS will accept listings with a delayed review of offers, provided the Seller requests the delay in writing, the delay is to a date certain (month/day/year and time), and the delay applies to ALL offers – including those written by the Listing Agent/Broker.

☐ **Request for Delayed Review**: By checking this box, Seller instructs Listing Agent/Broker that Seller will not review any offers until _____ (date) at _____ (time). This process makes certain that the information published to cooperating brokers on the MLS will be honored and that all interested buyers will be aware of the timeframe for submitting their highest and best offer. The Seller and Listing Agent/Broker acknowledge that **failure to abide by this process will, at a minimum, result in a $250 fine** and could also result in additional sanctions by the Professional Standards Committee against Listing Agent/Broker. Seller and Listing Agent/Broker acknowledge and agree that this Addendum will be visible to MLS Participants.

By signing below, Seller and Listing Agent/Broker agree and consent to the above referenced terms.

Seller's Signature & Date: Jesus Arias dotloop verified 08/28/26 11:18 AM EDT QNJE-MOBR-4MXP-3HCX

Seller's Signature & Date:

Listing Agent's Signature & Date: Carlos Ivan Chica