



SELLER ADVISORY AND AUTHORIZATION TO EXCLUDE LISTING FROM MULTIPLE LISTING SERVICE

Property Address (Please print clearly): _____

City: _____ ZIP: _____

1. **MLSListing's Multiple Listing Service.** MLSListings Inc. (MLSListings) maintains a multiple listing service (MLS) for the benefit of its participants and subscribers who agree to abide by its MLS Rules and Terms of Service. Listing information submitted to the MLS describes the property, price and other terms and conditions under which a seller's property is offered for sale, including but not limited to the listing broker's offer of compensation to other brokers. These listings are available to all MLSListings participants and subscribers and their potential buyers through its subscription website, as well as to the general public through its public website and (if permitted by Seller) third party real estate websites that receive MLS data from MLSListings. Such listing information may also be submitted as a reciprocal listing to other MLS's, or accessed by real estate practitioners who belong to other MLS's that have reciprocal agreements with MLSListings.

2. **Authorization Required to Exclude Property from MLSListings' MLS.** MLS Rules require all real estate agents and brokers who are participants in the MLS to submit to MLSListings all their exclusive right to sell and exclusive agency listings on 1-, 2-, 3- and 4-unit residential property and vacant residential lots, located in MLSListings' territorial jurisdiction, within 72 hours after obtaining all necessary signatures of the seller(s) for such listing. However, a seller may refuse to permit the listing to be disseminated by MLSListings, in which case the listing broker must submit to MLSListings within 72 hours this certification, signed by the seller and the broker.

3. **NOTICE AND ACKNOWLEDGMENT. BY EXCLUDING SELLER'S PROPERTY FROM THE MLS, SELLER ACKNOWLEDGES THE FOLLOWING (SELLER MUST INITIAL EACH):**

(A) SELLER'S PROPERTY WILL *NOT* BE INCLUDED IN THE MLS DATABASE AVAILABLE TO REAL ESTATE AGENTS AND BROKERS WHO SUBSCRIBE TO MLSLISTINGS' SERVICE AND THEIR BUYER CLIENTS, NOR TO THE GENERAL PUBLIC THROUGH MLSLISTINGS' PUBLIC WEBSITE; _____

(B) MLSLISTINGS WILL *NOT* MAKE AVAILABLE INFORMATION ON SELLER'S PROPERTY TO OTHER REAL ESTATE WEBSITES USED BY THE GENERAL PUBLIC TO SEARCH FOR PROPERTIES FOR SALE; _____

(C) REAL ESTATE AGENTS, BROKERS AND MEMBERS OF THE PUBLIC CONSEQUENTLY MAY BE UNAWARE OF THE AVAILABILITY OF SELLER'S PROPERTY OR THE TERMS AND CONDITIONS UNDER WHICH SELLER IS MARKETING THE PROPERTY; AND _____

(D) THE REDUCTION IN EXPOSURE OF SELLER'S PROPERTY TO OTHER REAL ESTATE OFFICES AND PROSPECTIVE BUYERS MAY REDUCE THE NUMBER OF OFFERS AND ADVERSELY IMPACT THE PRICE OR TERMS SELLER RECEIVES. _____

Seller understands the above, and instructs Broker *not* to submit the Property to MLSListings for inclusion in the MLS [for the following reason(s): _____

Seller hereby instructs Broker to exclude the Property from the MLS for the following period (check one and enter date):

- Temporarily, until _____ (date) or
- Permanently during the listing period provided for in the listing agreement. Contract expiration _____ (date).

Seller certifies that Seller understands the consequences of excluding his/her property from MLSListings' MLS. By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this authorization.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Broker/Office Manager Signature & DRE: _____ Date: _____

Real Estate Broker (Firm): _____

Broker Code: _____ Office Address: _____

Listing Agent Name (Please print clearly): _____ DRE: _____

Telephone: _____ Fax: _____ Email: _____

AUTHORIZATIONS WITHOUT THE SIGNATURE OF THE BROKER / OFFICE MANAGER WILL NOT BE ACCEPTED