

Seller Advisory and Authorization to Exclude Listing from Multiple Listing Service

Property Address _____

City _____ Zip _____

The Western Upstate MLS, Inc. maintains a listing service 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 under which a seller’s property is offered for sale. This includes the listing broker’s offer of cooperation and compensation to other brokers who are members of the MLS who are considered the procuring cause of the sale. The listing information is available to all participants and subscribers through both its public and private website, through IDX offerings, and through third party websites. MLS rules require all participants and subscribers of the MLS to submit all of their exclusive right to sell, exclusive agency, and transaction brokerage listings to the MLS within a 48-hour period of acquiring the signatures of all sellers. However, a seller may refuse to permit the listing to be disseminated by the listing broker, in which case the listing broker must submit to the MLS within 48 hours the following certification signed by all of the sellers:

NOTICE, DISCLOSURE, AUTHORIZATION AND ACKNOWLEDGEMENT/OFF MARKET LISTING

By excluding the property from the MLS, each seller acknowledges and agrees as follows (initial each):

- 1. Seller’s property will NOT be included in the MLS database available to participants and subscribers of the Western Upstate Multiple Listing Service, Inc., nor will the listing information be syndicated to any 3rd party sites for public view. _____
- 2. Though listed with the listing broker, the property is unavailable for showing by anyone, including the listing agent. _____
- 3. Consequently, other real estate brokers and/or the public may be unaware of the property has been listed with the listing broker and is being offered for sale. _____
- 4. This reduction in exposure of the seller’s property to other real estate offices and prospective buyers may reduce the number of offers and may reduce the price or adversely impact the terms the seller is offered for the property. _____

Each seller understands the above, and instructs the listing broker NOT to submit the seller’s property for inclusion in the Western Upstate MLS for the following period:

_____ Temporarily until _____ or

_____ Permanently, as declared in the listing agreement.

Each Seller certifies that he/she understands the potential consequences of excluding the property from the Western Upstate MLS and by signing below acknowledges that he/she has read, understands, accepts, and has received a copy of this NOTICE, DISCLOSURE, AUTHORIZATION AND ACKNOWLEDGEMENT FOR OFF MARKET LISTING.

Seller Date

Seller Date

Listing Company

Listing Agent