

## SELLER ADVISORY AND AUTHORIZATION TO EXCLUDE LISTING FROM MLS

Property Address: include City, Zip (please print clearly):

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1. **MLSListings 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 MLSs, or accessed by real estate practitioners who belong to other MLSs 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, within 3 days 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 3 days via an MLS approved method, 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: (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.**
4. **MLSListings CLEAR COOPERATION POLICY.**
  - (A) **MLSListings has adopted a rule which requires all listings to be submitted to MLSListings within one business day after marketing a property to the public.** Public marketing includes but is not limited to brokerage and agent website displays, digital marketing on public facing websites, email blasts, social media posts, multi-brokerage listing sharing networks, flyers displayed in windows or in public places, and yard signs. Public marketing does not include an office exclusive listing when the direct promotion is between the brokers and licensees affiliated with the listing brokerage, nor one-to-one promotions of the listing between these licensees and their clients.
  - (B) Choosing to withhold the property from MLSListings means (i) there will be no public marketing of the property and (ii) the scope of the marketing will be limited to direct one-on-one promotion between the brokers and licensees affiliated with the listing brokerage and their respective clients.

5. **EXCLUSION PERIOD.**

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

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

- ☐ Temporarily, until \_\_\_\_\_ (date)
- ☐ Permanently during the listing period referenced in the listing agreement, expiring on \_\_\_\_\_ (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, and instructs the broker to exclude the listing from MLSListings for the period of time specified in Section 5. Should any public marketing commence, seller understands and agrees that the listing will be submitted to MLSListings within one business day.

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Broker/Office Mgr Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

DRE #: \_\_\_\_\_

Office Name \_\_\_\_\_ Broker Code \_\_\_\_\_

Office Address: \_\_\_\_\_

Listing Agent Name (please print clearly): \_\_\_\_\_

DRE #: \_\_\_\_\_

**FORMS WITHOUT THE SIGNATURE OF THE BROKER OR OFFICE MANAGER WILL NOT BE ACCEPTED**

Please email this completed form to [compliance@mlslistings.com](mailto:compliance@mlslistings.com) or fax it to (408) 874-1250.