

MODEL SELLER'S AUTHORIZATION TO EXCLUDE LISTING FROM THE MULTIPLE LISTING SERVICE

Seller: _____

Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

Broker: _____

Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

Seller hereby authorizes Broker to exclude the property located at _____ (Property) from the _____ Multiple Listing Service (MLS) as set forth below:

- 1. Notice to Seller:** The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. Property information submitted to the MLS also describes the price, terms, and conditions under which Seller's Property is offered for sale including but not limited to the listing broker's offer of compensation to other brokers. Listing property with the MLS exposes Seller's Property to all real estate agents and brokers who are participants or subscribers to the MLS, and potential buyer clients of those agents and brokers. The MLS may further transmit the MLS database to Internet sites that post property listings online, such as Realtor.com.

The MLS Rules require all participants to submit to the MLS all their exclusive right to sell and exclusive agency listings for residential real property and vacant lots to the MLS within _____ days hours after obtaining all necessary signatures of Seller. If Seller refuses to permit the listing to be disseminated by the MLS, Broker must submit this authorization signed by both Seller and Broker within _____ days hours to the MLS.

- 2. Seller's Certification:** Seller acknowledges and understands that by excluding the Property from the MLS: (a) Seller's Property will not be included in the MLS database available to real estate agents and brokers from other real estate offices who subscribe to and participate in the MLS, and their buyer clients may not be aware that Seller's Property is offered for sale; (b) Seller's Property will not be included in the MLS's download to various real estate Internet sites that are used by the public to search for property listings; and (c) real estate agents, brokers, and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property.

- 3. Seller's Authorization to Exclude Property from the MLS:** Seller instructs Broker not to submit the Property to the MLS as follows: *(Check A or B only.)*

- A. Broker shall not submit the Property to the MLS until _____ (date).
- B. Broker shall not submit the Property to the MLS during the entire listing period provided for in the listing agreement.

- 4. Fair Housing Notice:** In accordance with fair housing laws and the National Association of REALTORS® Code of Ethics, Broker's services must be provided and the Property must be shown and made available

to all persons without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, or gender identity. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, or age).

Although it may not be Seller's intention, the exclusion of the Property from the MLS may be construed by potential buyers as a means to exclude them from access to the Property based on their protected class or status.

By signing below, Seller acknowledges that Seller has read, understands, and accepts and has received a copy of this authorization.

Broker's Printed Name License No.

Seller's Printed Name

Broker's Signature Date
 Broker's Associate's Signature, as an authorized agent of Broker

Seller's Signature Date

Broker's Associate's Printed Name, if applicable

Seller's Printed Name

Seller's Signature Date