

OWNER(S) AUTHORIZATION TO EXCLUDE LISTING FROM THE MLS

Property Address: _____

Listing Agreement Beginning Date: _____ Listing Expiration Date: _____

Listing Brokerage Name: _____

PURPOSE OF THE MLS. *The purpose of a multiple listing service (MLS) is the orderly correlation and dissemination of listing information, including properties for sale to allow brokers and agents to better serve the buying and selling public. Brokers are required to submit all residential, condominium/townhouse, vacant land, manufactured homes on land and income properties (duplex, tri-plex or 4-plex) for sale or lease within the Stellar MLS service area. These properties must be entered into the MLS within 5 business days of signature on the Listing Agreement, excluding weekends and federally recognized holidays, upon the latter of a) the dated signature of the owner(s) of record or b) the beginning date on the Listing Agreement, in accordance with Stellar MLS Rules and Regulations. **The only exception is upon written instruction by the property owner(s) via use of this Authorization to Exclude the Listing from the MLS. However, submission of the form is required within the same time period.***

1.	<p>IMPACT OF EXCLUSION OF PROPERTY FROM MLS. As the property Owner(s), I/We understand that by approving exclusion of the property from the MLS, our broker will not be cooperating with other MLS brokers in the sale of the property during the exclusion period. This includes over 8,000 brokerages which combined have over 57,000 licensed agents that would be potentially exposed to the property listing - the added exposure to a broader market of potential buyers could result in a more favorable outcome.</p>	Owner(s) Initials <input type="checkbox"/>	Owner(s) Initials <input type="checkbox"/>
2.	<p>As Owner(s), I/We understand that during the exclusion period, brokers and agents from other companies that have access to the MLS may not be aware that the property is offered for sale and therefore the number of potential buyers viewing the property may be drastically reduced.</p>	Owner(s) Initials <input type="checkbox"/>	Owner(s) Initials <input type="checkbox"/>
3.	<p>As Owner(s), I/We understand that during the exclusion period information about the property will NOT be transmitted by the MLS to various real estate Internet sites used by consumers to search for properties for sale, such as Realtor.com, Zillow.com, Homes.com and various individual broker-controlled websites that service the area in which the property is located.</p>	Owner(s) Initials <input type="checkbox"/>	Owner(s) Initials <input type="checkbox"/>
4.	<p>As Owner(s), I/We understand that closed/private listing clubs/groups are not the same as the MLS as they are accessible only to a limited number of licensees and may provide significantly less exposure to potential buyers and offers to purchase may not include the terms the Owner(s) deem most favorable.</p>	Owner(s) Initials <input type="checkbox"/>	Owner(s) Initials <input type="checkbox"/>
5.	<p>FAIR HOUSING - By signing this form, I/We affirm that the property is not being excluded from the MLS based upon reasons founded on refusal or reluctance to show, list, negotiate or sell property to any individual or group of individuals on the basis of membership in a protected class, including but not limited to race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by local, state and federal fair housing laws.</p>	Owner(s) Initials <input type="checkbox"/>	Owner(s) Initials <input type="checkbox"/>
6.	<p>As Owner(s), I/We understand that excluding the listing from the MLS is a provision provided to the property Owner(s) to allow the brokerage to act in Owner(s)'s best interest and meet Owner(s)'s needs, with no intent to give the brokerage any advantage in finding a buyer for the property prior to publication in the MLS.</p>	Owner(s) Initials <input type="checkbox"/>	Owner(s) Initials <input type="checkbox"/>



LISTING EXCLUSION TYPE AND PERIOD – OWNER(S) MUST SELECT ONLY ONE OPTION

Option #1: Listing Exclusion Period

Owner(s) Initials:

Owner(s) acknowledge that if an offer is accepted during the exclusion period, the listing must immediately be entered into the MLS by the brokerage in accordance with the MLS Rules and Regulations. (note: this Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon Owner(s) authorization)

Owner(s) instruct the listing office to enter the property into the MLS on: _____(date of entry)

-OR-

Option #2: No Entry into the MLS During the Listing Period

Owner(s) Initials:

Owner(s) instruct the listing office not to enter the property into the MLS during the entire listing period.

By signing below, Owner(s) certifies and acknowledges that the broker or agent has discussed each section of this exclusion form and that the Listing Brokerage is hereby directed to act in accordance with Owner(s) initialed selections (note: this Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon Owner(s) authorization).

Owner Name (Print) Owner Signature Date

Owner Name (Print) Owner Signature Date

Required for both Broker and Agent: By initialing and signing below, Broker/Agent affirm that this form has been properly reviewed with the Owner(s) and acknowledge that the Form must be filed in accordance with StellarMLS Rules and Regulations.

Listing Broker and Agent affirm that this exclusion form will be submitted to Stellar MLS within 5 business days, excluding weekends and federal holidays, upon the latter of a) the dated signature of the owner(s) of record or b) the beginning date on the Listing Agreement, in accordance with Stellar MLS Rules and Regulations; and further acknowledge that failure to submit this form as required will result in a violation of the Rules and automatic fine of \$2500 will be assessed.	<table border="0"> <tr> <td data-bbox="1218 1394 1364 1587"> Agent Initials <input type="checkbox"/> </td> <td data-bbox="1364 1394 1521 1587"> Broker Initials <input type="checkbox"/> </td> </tr> </table>	Agent Initials <input type="checkbox"/>	Broker Initials <input type="checkbox"/>
Agent Initials <input type="checkbox"/>	Broker Initials <input type="checkbox"/>		

Listing Agent Name (Print) Listing Agent Signature Agent MLS ID

Listing Broker Name (Print) Listing Broker Signature MLS Office ID