

## SELLER'S INSTRUCTION TO EXCLUDE LISTING FROM THE MLS (Multiple Listing Service)

This form must be submitted to the MLS office within 3 days of the listing agreement date along with a copy of the listing agreement.

This waiver is being submitted for Property located at: \_\_\_\_\_

Listing Agreement Date: \_\_\_\_\_

Listing Expiration date: \_\_\_\_\_

Property listed with following firm: \_\_\_\_\_

**MULTIPLE LISTING SERVICE DEFINED:** WRIST Inc. Multiple Listing Service is a service organization that compiles a database of properties for sale and disseminates the information to all other subscribers of the service.

**MANDATORY SUBMISSION TO THE MLS:** The WRIST Inc. MLS requires participating brokers to submit new listings to the MLS within 72 hours of acquiring all necessary signatures of the seller on the listing agreement. The broker must submit this form to WRIST Inc. after being signed by the seller in order to exclude the listing from the MLS.

**EXPOSURE TO BUYERS:** Listing property with an MLS exposes a seller's property to all real estate agents and brokers who are participants or subscribers to the MLS, all real estate agents and brokers receiving access to the MLS by way of an MLS reciprocal agreement, 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, including national compilations of properties for sale (such as Realtor.com).

**IMPACT OF EXCLUSION OF PROPERTY FROM MLS:** Seller understands and acknowledges that by excluding Property from the MLS:

- Real estate agents and brokers from other real estate offices who have access to the WRIST MLS, and their buyer clients, may not be aware that Seller's Property is offered for sale.
- Information about Seller's Property will not be transmitted to numerous real estate web sites used by public to search for property listing including Zillow, Trulia and Realtor.com.
- Real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property
- The reduced exposure of the Property may decrease the number of offers made which may adversely impact the sales price.

**SELLER OPT-OUT:** Seller certifies that Seller understands the implications of not submitting Property to the MLS and instructs Broker as follows (Check one):

- A.  Complete Opt-Out: The property is not to be included in the WRIST Multiple Listing Service.
- B.  Timeframe Opt-Out: The property is not to be included in the WRIST Multiple Listing Service Until this date: \_\_\_\_\_ (DATE MUST BE ENTERED) (When entered into MLS, use original list date.)
- C.  Photo Opt-Out: No photo is to be displayed through the MLS

**STATISTICAL INFORMATION:** Seller agrees to allow property to be submitted to the MLS after Property is sold for statistical purposes. \_\_\_\_\_ (seller initials)

**By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this waiver form**

Owner/Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Listing Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Listing Broker: \_\_\_\_\_ Date: \_\_\_\_\_