

SELLER FORFEITURE OF MLS BENEFITS

**LIMITED MARKETING SELLER INSTRUCTIONS - OFFICE
EXCLUSIVE EXEMPT LISTING**



The Purpose of the MLS

The Multiple Listing Service (MLS) is a cooperative database used by real estate professionals to share property information. When your property is listed on the MLS, it is shared with thousands of local real estate agents, their clients, and can be made public on popular public real estate websites. This broad exposure is designed to generate the highest possible interest and the best potential offers for your home.

1. Understanding the Impact of Opting Out of the MLS

By signing this form, you are instructing your Listing Broker not to market your property on the MLS. Please initial next to each point to acknowledge you understand the implications:

- **Limited Exposure:** My property will not be visible to the vast majority of licensed real estate agents or the buyer clients they represent. I am instructing my broker to forfeit the benefits of marketing through the MLS and instead to limit marketing to their own network and methods, per my written instruction. [_____]
- **MLS Privacy Options:** I understand that I have the option within the MLS of limiting the view of my listing to only licensed professionals in the MLS and their clients and an office exclusive listing is not my only option for increased privacy. [_____]
- **Potential for Fewer Offers:** Reduced visibility may result in fewer showings, fewer competitive offers, and potentially a lower final sale price. [_____]
- **Market Time:** It may take longer to find a qualified buyer without the reach of the MLS network. [_____]

2. Seller's Request to Withhold Listing

I/We, the Seller(s), direct the Listing Broker to withhold the property listed above from the Multiple Listing Service. I/We understand that this means the property will be marketed privately rather than through the shared broker network.

Listing Address:

Seller Signature:

Date:

Seller Signature:

Date: