

Bay Area Real Estate Information Services, Inc. ®

Authorization to Exclude Listing from MLS

(Also to be used for "Do Not Show" listings)

This is an addendum ("Addendum") to the: Exclusive Right to Sell Listing Agreement, Exclusive Agency Listing Agreement, Open Listing Agreement, Probate Listing Agreement ("Agreement"), dated _____ on property known as _____ ("Property"), in which _____ is referred to as Seller and _____ is referred to as Broker.

- 1. EXPOSURE TO BUYERS THROUGH MLS:** 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 and international of properties for sale (such as Realtor.com and Greathomes.org).
- 2. MANDATORY SUBMISSION TO MLS:** BAREIS MLS requires brokers participating in the service to submit all accepted listing types to the MLS within 3 (three) business days of obtaining all necessary signatures of the seller(s) on the listing agreement. However, Broker does not need to submit the listing to the MLS, or can elect to exclude the listing or certain listing information from appearing on Internet sites even if the listing is submitted to the MLS, if within that same period Broker submits to the MLS such an instruction signed by Seller.
- 3. SELLER EXCLUSION OF PROPERTY FROM MLS:** By checking this paragraph, Seller advises Broker that Seller elects to exclude the property from the MLS. Seller understands and acknowledges that if this option is checked: (i) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to that MLS may not be aware that Seller's Property is offered for sale; (ii) 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 (iii) other real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property.

If this option is checked, Seller certifies that Seller understands the implications and is fully aware of the consequences of not submitting the Property to the MLS. Seller instructs Broker not to submit the Property to the MLS (Check one): for a period of _____ calendar days from the commencement of the listing, from _____ (date) until _____ (date) or, during the listing period provided for in the Agreement.

- 4. SELLER OPT-OUT OF INTERNET DISPLAY:** (Check A, B, or both if applicable.)
 - A. Exclusion of Property from Internet:** Seller requests that Broker advise the MLS that Seller does not want the Property to be displayed on the Internet. Seller understands and

acknowledges that if this option is checked, consumers who search for listings on Internet sites may not see information about the Property in response to their search.

B. Exclusion of Property Address from Internet: Seller requests that Broker advise the MLS that Seller does not want the address of the Property to be displayed on the Internet. Seller understands and acknowledges that if this option is checked, consumers who search for listings on Internet sites may not see the Property's address in response to their search.

5. SELLER "DO NOT SHOW" INSTRUCTION. If this option is checked, Seller instructs Broker to enter the Property in the MLS, but it is not to be shown during the following dates:

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

Seller _____ **Date** _____
Address _____ City _____ State ____ Zip _____
Telephone _____ Fax _____ E-mail _____

Seller _____ **Date** _____
Address _____ City _____ State ____ Zip _____
Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Firm) _____

By (Agent) _____ **Date** _____

Agent ID _____ **Office ID** _____

Address _____ City _____ State ____ Zip _____

Telephone _____ Fax _____ E-mail _____



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