Southeastern Border Association of REALTORS®

MLS Exempt Listing (Office Exclusive Listing)

The National Association of REALTORS® requires that the listing broker must submit the listing to the MLS for cooperation with other MLS participants.

Seller Name(s): _____

Property Address: _____

____/____ (initials) I/We **DO NOT** wish to have information about our property entered in the Multiple Listing Service, and hereby waive any and all benefits associated with the MLS.

- **OR** -

____/____ (initials) I/We **DO NOT** wish to have information about our property entered in the Multiple Listing Service until the following date: _____.

Seller please initial:

_____ I refuse to permit the listing to be entered into the MLS.

_____ I affirm that my listing broker has explained the benefits of the MLS service including the exposure of my listings to thousands of REALTOR® members statewide and nationally, the publication of my listing to MLS members' public sites, the National Association of REALTORS® listing portal and syndication to third-party sites.

_____ I understand that the listing broker must file the listing with the MLS, but it will not be disseminated to other participants or to the public.

_____ I understand that the only marketing of my property a listing broker can do is within their own firm.

_____ I understand that if marketing of my property outside of the listing firm occurs, the listing broker must submit the listing to the MLS for cooperation with other MLS participants within one (1) business day.

_____ I acknowledge that the definition of marketing as mentioned above includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, social media, brokerage website displays (including IDX and VOW), digital communications (email blasts), multi-brokerage listing sharing networks and applications available to the general public.

_____ If I decide at a later date to give the MLS permission to publish and disseminate my property listing outside of MLS participants, the property will appear in the MLS as a newly enter listing. HOWEVER, the Days on Market will be calculated from the original list date. Listing agents ARE NOT allowed to falsify the original list date to change the Days on Market.

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Broker Signature _____ Date _____

Listing Agent Signature _____ Date _____

Listing Date _____ Listing Expiration Date _____

Per the MLS Rules and Regulations, the Listing Broker has three (3) business days to deliver the fully executed Listing Agreement and this form or other similar written instructions to the SEM MLS. Failure to do so will result in a $1,000 fine.

Amended 11.21.2024