



SPACE COAST ASSOCIATION OF REALTORS®, INC.

2950 Pineda Plaza Way – Palm Shores, FL 32940

Phone: (321) 242-2211 ~ Fax: (321) 255-7669



Seller Certification to Exclude Property from the Multiple Listing Service

Property Address (Please print clearly): _____ City: _____ ZIP: _____

Space Coast Association of REALTORS maintains a Multiple Listing Service (MLS), herein after referred to as MLS for the benefit of its participants and subscribers who agree to abide by its MLS Rules and Terms of Service. Participants of the MLS agree, as a condition of membership, they will place all of their residential listed properties including residential vacant land in the MLS. The MLS is a means by which Participants make blanket unilateral offers of compensation and cooperation to other MLS Participants so that Participants may better serve their clients and the public. Properties listed in the MLS describes the property, price, terms and conditions under which a seller(s) property is being offered for sale including but not limited to the listing broker's offer of compensation to other brokers. This listing information is available to all Space Coast Association of REALTORS® participants and subscribers, their potential buyers through its subscription website, as well as to the general public through its public website and (if permitted by Seller) third party real estate websites that receive MLS data from Space Coast Association of REALTORS®.

Authorization Required to Exclude Property from Space Coast Association of REALTORS® MLS. Since, as a condition of MLS Membership, Participants agree that they will place all residential property listings and residential vacant land listing in the MLS, when a Seller refuses to place their property in the MLS the real estate brokerage must have the seller certify that they have been made aware of the benefits to the seller of exposing their property through the MLS. Seller acknowledges that at any time during the term of this excluded listing, this property is marketed to the public, the listing broker MUST submit the listing to the MLS for cooperation with other MLS Participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications available to the general public.

The Seller acknowledges that Seller's property **WILL NOT** be included in the MLS Database. Thereby specific information about your property will not be fully exposed to the general real estate market including real estate brokers, their agents, prospective buyers and the general public. The MLS is a means by which real estate brokers share their listing data and offer cooperation and compensation to other real estate brokers and agents in order to better serve their clients and the public. Failure to allow your property to appear in the MLS will limit your properties exposure to the marketplace. Thereby, the real estate community may not be aware of your desire to sell your property or have availability of the terms and conditions under which you, the seller(s), will consider offers to purchase your property. This reduction of exposure of the seller(s) property to other real estate professionals and prospective buyer may reduce the number of offers and adversely impact the price and/or terms the seller receives.

Seller Initials _____ Date: _____

Seller hereby instructs Broker to EXCLUDE the Property from the MLS for the following period (Please check one):

Temporary Exclusion from the MLS, until _____ (DATE). Note. This date will be the listing date used when the listing is entered into the MLS.

Reason for Temporary Exclusion: _____

The seller(s) understand that during this temporary period their listing will not be included in the MLS Database and thereby will not be fully exposed to the real estate marketplace. This reduction of exposure of the seller(s) property to other real estate professionals and prospective buyers may reduce the number of offers and adversely impact the price and/or terms the seller receives. At any time during the term of this excluded listing, this property is publicly marketed or shown, the listing broker MUST submit the listing to the MLS for cooperation with other MLS Participants within 1 business day.

Permanent Exclusion from the MLS

Seller certifies that Seller has been explained and understands the benefits of exposing their property through the Space Coast Association of REALTORS® MLS and that they have instructed their Real Estate Broker and/or Real Estate Agent NOT to submit their property for inclusion in the Space Coast Association of REALTORS® MLS for the following reason(s): _____

Seller acknowledges that any failure to place their property in the Space Coast Association of REALTORS® MLS and thereby exposing their property to the real estate marketplace may reduce the number of offers they receive and could adversely impact the price and/or terms the seller receives.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Broker/Managing Broker Signature: _____ Date: _____

Real Estate Brokerage: _____ Listing Agent Name (Please print clearly): _____

This form along with a copy of the Listing Agreement, must be submitted to the MLS office, within forty-eight (48) hours of signatures of the parties.