



Contra Costa Association of REALTORS® (CCAR)

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

According to MLS Rules, Section 7.6, this form must be submitted to the Association/MLS office within 3 days.
FAX (925) 944.7128 or email compliance@ccartoday.com

This waiver is being submitted for Property located at: _____

Listing Agreement Date: _____ Listing Expiration date: _____

Property listed with following firm: _____

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 compilations of properties for sale (such as Realtor.com) and possibly even international compilations of properties for sale (such as worldproperties.com).

2 **CLOSED/PRIVATE LISTING SUBGROUPS OF CLUBS:** The MLS provides broad exposure for listed property. Closed or private listing clubs or subgroups are not the same as the MLS: They are accessible to a more limited number of licensees and generally offer less exposure for listed property. Whether listing property through a closed, private network – and excluding it from the MLS – is advantageous or disadvantageous to a seller, and why, should be discussed with the seller's listing agent.

3 **IMPACT OF EXCLUSION OF PROPERTY FROM MLS:** If Property is excluded from the MLS, Seller understands and acknowledges that: (a) real estate agents and brokers from other real estate offices who have access to that MLS, and their buyer clients, may not be aware that Seller's Property is offered for sale; (b) information about Seller's Property will not be transmitted to various real estate Internet sites used by public to search for property listing; (c) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property; and (d) the reduction in exposure of the Property may lower the number of offers made which may adversely impact the sales price.

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

- A. Do not submit Property to the MLS Until _____ (DATE MUST BE ENTERED) or
- B. Do not submit Property to the MLS during the entire listing period

5 **NO PHOTO:** I hereby certify that I have instructed my agent not to publish any photos of this property in the MLS.

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: _____
Print Name Signature

Listing Agent Phone #: _____ Listing Agent Member #: _____

Listing Broker: _____
Print Name Signature

Listing Broker Phone #: _____ Listing Broker Member #: _____