



OFFICE EXCLUSIVE/OPT-OUT OF MLS

AUTHORIZATION FORM--WAIVER OF BROKER COOPERATION

MLS Now's Rules require that all publicly marketed listings be submitted; this waiver is for **listings that will not be publicly marketed**, as defined by MLS Now Rules.

This form and the Listing Agreement must be submitted to MLS Now within the **48 Hour Rule** (2 business days) after:

1. All necessary seller signatures are obtained on a listing contract
2. All necessary seller initials and signatures are obtained on this form
3. Listing term has begun

Information about this listing is not to be disseminated by MLS Now.

Seller Name (1) Seller Name (2)

Property Address City State ZIP

Listing Agent Name Phone Number

Listing Broker/Company Name Phone Number

By **INITIALING** below, Seller(s) understands the following:

Seller(s) Initials

a) Broker and Licensee are subscribers of MLS Now, and the primary objective of the Multiple Listing Service is to disseminate current information about real estate listings to MLS Now and its more than 12,000 subscribers.

Seller(s) Initials

b) Information about the property for sale could be disseminated to all MLS Now subscribers through the Multiple Listing Service.

Seller(s) Initials

c) **By not allowing dissemination of information about a property by MLS Now, Seller will substantially reduce the number of potential buyers and cooperating real estate offices that would learn about the property's availability. This means that the Seller's property may not be exposed to the greatest number of potential Buyers.**

Seller(s) Initials

d) If at any time this listing is advertised to the public as described in MLS Now rules, the listing must, and will be submitted to and entered into the MLS Now, and disseminated to all MLS Now members for cooperation, as required by the MLS Now Rules & Regulations.

Having read the above information, Seller directs Broker that information about the above-listed property, not be disseminated through MLS Now. As I have insisted upon withholding my property, I hereby release MLS Now and the broker from any damages I/we would suffer as a result of this decision.

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

Listing Agent Signature: _____

Date: _____

Listing Broker/Company: _____

Date: _____

All fields are required including Signatures & Initials. Incomplete forms will be returned and will not be considered "received" until resubmitted with complete information. Send completed form with Listing Agreement to Fax: 216-485-4159 or email to QA@MLSNow.com