OFFICE EXCLUSIVE – NO ENTRY INTO THE MLS

Property Address: _____

Listing Agreement Beginning Date: _____ **Listing Expiration Date:** _____

Listing Brokerage Name: _____

While the purpose of the MLS is to facilitate cooperation between MLS Brokers and their agents to successfully bring sellers and buyers together, it is also understood that there are circumstances under which the property owner(s) may seek anonymity/privacy and instruct their broker to withhold their property listing from the MLS. Initialing and signing of this form will be notice to the MLS that you, as the property owner, have instructed your brokerage that the sale of your property will be handled exclusively within the listing brokerage. ***Note: Submission of this form is required within 5 business days of the dated signature of the owner(s) of record or the listing effective date on the Listing Agreement if not entered immediately into the MLS.***

Initials and signatures of all owners and signatures of both the listing broker/office manager and agent are required for validation – no changes or strike-throughs will be accepted.

A.	☐ ☐ Owner Initials	As Owner(s), I/We understand that excluding the listing from the MLS is a provision provided to the property Owner(s) to allow the brokerage to act in the Owner(s)'s best interest and meet the Owner(s)'s needs, with no intent to give the brokerage any advantage in finding a buyer for the property instead of publishing in the MLS and inviting cooperating brokerages to assist in procuring a buyer for the property.
B.	☐ ☐ Owner Initials	As Owner(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within one business day for cooperation with other MLS Brokerages. *Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls / messaging), multi-brokerage listing sharing networks, and applications available to the general public.*
C.	☐ ☐ Owner Initials	FAIR HOUSING - By signing this form, I/We affirm that the property is not being excluded from the MLS based upon reasons founded on refusal or reluctance to show, list, negotiate or sell property to any individual or group of individuals on the basis of membership in any class, including but not limited to race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by local, state and federal fair housing laws.

In accordance with MLS Rules and Regulations, by initialing above and signing below, as the property Owners, I/We are providing written instructions to the listing brokerage affirming that the property will not be entered into the MLS during the entire listing period and further acknowledge(s) that any public marketing of the property will require entry into the MLS within one business day. This Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon the Owner's authorization.

Owner Name (Print)	Owner Signature	Date
Owner Name (Print)	Owner Signature	Date

By signing below, Broker/Office Manager and Agent affirm that this form has been fully reviewed with the Owner(s) and acknowledge that the Form must be filed in accordance with Stellar MLS Rules and Regulations. *Note: Both signatures required*

Agent Name (Print)	Agent Signature	Agent MLS ID
Murray Coleman		260030730
Broker/Office Manager (Print)	Broker/Office Manager Signature	MLS Office ID