

Northeast Mississippi Board of REALTORS®

Seller Advisory and Authorization to Exclude Listing from the Multiple Listing Service of NEMSBD

Property Address _____

City _____ Zip _____

1. **The North East Mississippi Multiple Listing Service (NEMSBD MLS)** maintains a multiple listing service for the benefit of its participants and subscribers who agree to abide by its MLS Rules and Terms of Service. Listing information submitted to the MLS describes the property, price and other terms and conditions under which a seller's property is offered for sale, included but not limited to the listing broker's offer of compensation to other brokers. These listings are available to all NEMSBD MLS participants and subscribers and their potential buyers through its subscription website, as well as to the general public through REALTOR.com, and *(if permitted by seller)* third party real estate websites that receive MLS data from NEMSBD MLS.

2. **Authorization Required to Exclude Property from the NEMSBD MLS.** MLS rules require all real estate agents and brokers who are participants of the NEMSBD MLS to submit to MLS administration all of their exclusive right to sell and exclusive agency listings for residential, multi-family, commercial and lots/land properties within 72 hours after obtaining necessary signatures of the seller(s) for such listing, and prior to submission to other multiple listing entities. However, a seller may refuse to permit the listing to be disseminated to the NEMSBD MLS, in which case the listing broker must submit to NEMSBD MLS within 72 hours this **Advisory and Authorization to Exclude**, signed by the seller(s) and the broker.

3. **NOTICE and ACKNOWLEDGEMENT: *By excluding seller's property from the NEMSBD MLS, seller acknowledges the following statements below. (SELLER MUST INITIAL EACH):***
 - (A) Seller's property will **NOT** be included in the NEMSBD MLS Database available to real estate agents and brokers who subscribe to the MLS service and their buyer clients; and not to the general public through REALTOR.com and other third party real estate sites approved by the NEMSBD MLS; _____ *(Seller(s) initials required)*
 - (B) Real Estate Agents, brokers and members of the general public may be unaware of the availability of seller's property or the terms or conditions under which seller is marketing the property. _____ *(Seller(s) initials required)*
 - (C) The reduction in exposure of seller's property to other real estate offices and prospective buyers may reduce the number of offers and adversely impact the price or terms seller receives _____ *(Seller(s) initials required)*

Seller understands the above, and instructs Broker **NOT** to submit the property to NEMSBD MLS for inclusion in the MLS for:

(Seller must check one): personal reasons _____

other: _____

Seller instructs Broker to exclude the property from the MLS for the following period: *(Seller must initial one and enter date):*

_____ Temporarily, until _____ *(date)* or

_____ Permanently during the listing period provided in the listing agreement. Contract expiration _____ *(date)*

By signing below, Seller has read, understands, accepts and has received a copy of this authorization.

Seller Signature: _____ Date _____

Seller Signature: _____ Date _____

Broker Signature: _____ Date _____

Real Estate Firm _____ Listing Agent _____