

SELLER'S WAIVER OF BROKER COOPERATION VIA MLS AND PUBLIC MARKETING

Participants (brokers) and their affiliated agents who subscribe to Realtracs MLS are required to submit all listings to the MLS to help match sellers and buyers efficiently and cooperate with other Participants as required by the MLS policies, rules, and the participant's and subscriber's agreement with Realtracs MLS. Only after signed authorization by the property seller(s)/owner(s), and submission of the Seller's Waiver of Broker Cooperation via MLS and Public Marketing (the "Waiver") as an attached document to the exempt listing filed in Realtracs, can the broker withhold a specific listing from being disseminated via the MLS.

By initialing below Seller(s) acknowledges:

EXCLUDING THE PROPERTY FROM REALTRACS LIMITS MARKET EXPOSURE TO AGENTS AND BUYERS:

Seller(s)

By excluding your property from Realtracs MLS, Seller(s) acknowledges that:

- 1) over 16,000 agents and 1,600 brokers from real estate offices participating in Realtracs MLS (and their clients) may not be aware that the property is for sale;
- 2) Seller's property information will not be disseminated by MLS to real estate and advertising websites (including social media) utilized by the general public, such as national or local real estate portals, national and franchise brokerage websites;
- 3) exposure of the Seller's property to potential buyers will be word of mouth to a limited network of buyers;
- 4) showings and open houses will not be conducted, except for singular showings to potential buyers arranged by the listing broker;
- 5) the reduction in public marketing and exposure could adversely affect the number of offers received and final sales price;
- 6) if Seller's property is publicly marketed, then it must be submitted to Realtracs MLS and disseminated to other Realtracs MLS brokers and agents within the lesser of one (1) business day of any public marketing.

To be considered valid, this Waiver must be initialed and signed by the Seller(s) and attached to the listing filed with, at a minimum, a status of "Incomplete" in Realtracs, Inc. within forty-eight (48) hours. Seller(s) has instructed the listing broker that his/her listing should not be disseminated by Realtracs, and Seller understands the restrictions on public marketing by excluding the property from Realtracs MLS.

By signing below, Seller(s) affirms that Seller(s) has read, understands, acknowledges, and has received a copy of the fully executed **SELLER'S WAIVER OF BROKER COOPERATION VIA MLS AND PUBLIC MARKETING**.

Seller (Print)

Seller (Sign)

Date

Seller (Print)

Seller (Sign)

Date

Property Address

City

State

ZIP Code

Listing Brokerage Office Name

Listing Broker / Participant (Print)

Listing Broker / Participant (Sign)

Date

Listing Agent (Print)

Listing Agent (Sign)

Date