Notice to Seller Regarding Instruction to Exclude or Delay Listing From the Multiple Listing Service

NOTICE REGARDING LISTING AGREEMENT BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT

_____

(Property Address)

In accordance with your written instructions contained in the Listing Agreement for the above property (the "Property"), you have instructed Broker either to delay or to withhold the filing of the Property in the Multiple Listing Service (MLS).

By your signature on this Notice, you acknowledge the following ramifications of either delaying or withholding the filing of the listing for the Property with the MLS.

1. The MLS is a database system available to Brokers who participate in the MLS. By filing the listing of the Property into the MLS the Property is now exposed to and available to other brokers who also participate in the MLS who may have ready, willing, and able buyers. Also by entry into the MLS system, you have the option as the Property owner to have your listing available on several internet web sites, making the Property available and exposed to countless prospective buyers. While this availability does not guarantee a sale of your Property, it does ensure maximum exposure to the buying public. _____ _____
   (Seller Initials)
2. Since the Property may not be exposed to the maximum number of potential buyers, you acknowledge that the highest and best offer may not be obtained for your Property.

   _____ _____
   (Seller Initials)
3. The MLS is a private, subscription based system, available for use only by the Participating brokers of the MLS. By submission of your listing to the MLS, the Sold information is also shared with other Brokers and Appraisers who participate in the MLS. The Sold information is used by Brokers to help Sellers arrive at the best price to list their property, to help prospective buyers to make the best offer on a property, and by Appraisers to help arrive at the fair market value for a property for lenders. Lack of sold data in the MLS will eventually lead to a decline in reliable data which assists the buying and selling public.

   _____ _____
   (Seller Initials)
4. Federal law requires the broker to comply with all Fair Housing guidelines and make the Property available to all prospective buyers regardless of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin. Although it may not be your intention, the withholding of the Property from the MLS may be construed by potential buyers as a means to exclude them from access to the property based on their protected class or status.

   _____ _____
   (Seller Initials)

Company Name	Seller or Landlord Signature Date
Broker's/Authorized Representative Printed Name	Seller or Landlord Signature Date
Broker's/Authorized Representative Signature Date	