

MetroList Services, Inc.

MetroList Services Inc. Approved SEL Form – Seller Authorization to Withhold Listing and/or Data from the MetroList MLS or Internet

MetroList Services, Inc. maintains a multiple listing service (MLS) which is available to brokers and appraisers and their associates who agree to abide by the Rules of the MLS. Such MLS Rules require the brokers to include in the MLS database all accepted listing types located within the service area of MetroList Services, Inc. within three calendar days after all necessary signatures of sellers have been obtained on the listing. These listings are distributed to more than 63,000 real estate professionals in Northern California. Such listing information may also be displayed on other websites approved by MetroList Services, Inc.

Closed or private listing clubs or subgroups are not the same as the MLS. Private or closed listing subgroups or clubs are accessible to a more limited number of licensees and generally offer less exposure for listed property. Whether listing property through a closed, private network – and excluding it from the MLS – is advantageous or disadvantageous to a seller, and why, should be discussed with your listing agent.

The MLS Rules require that if a seller refuses to permit the listing to be included in the MLS, the listing broker shall provide authorization to exclude to MetroList Services, Inc. within three (3) calendar days of the commencement date of the listing or three (3) calendar days of receipt of all necessary signatures of the seller(s) on the listing, whichever comes later.

1. **Waiver from the MLS.** I hereby certify that it is my intent that the property listed on _____, 20____ be held off the Multiple Listing Service until the Expiration Date below.

Expiration Date of Waiver _____(Date).

I understand that MetroList Services, Inc. provides a valuable service to sellers and buyers through dissemination of real property information to all agents who participate in the MLS; and

- a. Not listing my property through the MLS may prevent a large number of real estate brokers and agents from being aware that my property is for sale; and
- b. As a result, may reduce the number of prospective buyers, which may affect the timing, price and terms offered for my property; and
- c. Real estate agents, brokers and members of the public may be unaware of the terms and conditions under which you are marketing the property.

Property Address _____
City _____ **State** _____ **Zip** _____

Seller Initials _____

2. SELLER OPT-OUT OF INTERNET DISPLAY: (Check A, B, or both if applicable.)

A. **Exclusion of Property from Internet:** Seller requests that Broker advise MetroList Services, Inc. that Seller does not want the Property to be displayed on public Internet sites. Seller understands and acknowledges that if this option is checked, consumers who search for listings on public Internet sites may not see information about the Property in response to their search.

B. **Exclusion of Property Address from Internet:** Seller requests that Broker advise the MetroList Services, Inc. that Seller does not want the address of the Property to be displayed on public Internet sites. Seller understands and acknowledges that if this option is checked, consumers who search for listings on public Internet sites may not see the Property's address in response to their search and may not find the property if searched by address or map searches.

3. **SELLER "NO PHOTO OR PROPERTY IMAGE DESIRED."** If this option is checked, seller instructs Broker to exclude the placement of photos or images of the property from the MetroList Multiple Listing Service. ***Please note photo exclusions should be sent to compliance@metrolist.net within three calendar days of entering the listing.**

By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Waiver from the MLS.

Seller Signature _____ **Date** _____
Print Name _____

Seller Signature _____ **Date** _____
Print Name _____

Real Estate Broker (Print Firm) _____

By (Print Agent Name) _____ **Date** _____

Agent ID _____ **Office ID** _____

Name of Listing Broker/Authorized Representative (Print Name)

Name _____

Signature _____ **Date** _____