

**SELLER ADVISORY AND AUTHORIZATION TO EXCLUDE LISTING
FROM MANITOWOC COUNTY BOARD OF REALTORS INC MLS**

Property Address (Please print clearly): _____

City: _____ ZIP: _____

1. Manitowoc County Board of REALTORS MLS (MCBR MLS, Inc) & Metro MLS maintains a multiple listing service (MLS) 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, including but not limited to the listing broker's offer of compensation to other brokers. These listings are available to all Metro MLS participants and subscribers and their potential buyers through its subscription website, Broker IDX Display websites, as well as to the general public through its public website and (if permitted by Seller) third party real estate websites that receive MLS data from Metro MLS. Such listing information may also be submitted as a reciprocal listing with WIREX, or accessed by real estate practitioners who belong to other MLS's that have reciprocal agreements with Metro MLS.

2. Authorization Required to Exclude Property from MLS. MLS Rules require all real estate agents and brokers who are participants in the MLS to submit to Metro MLS all their exclusive right to sell and exclusive agency listings located in Metro MLS' territorial jurisdiction, within 48 hours (excluding Saturdays, Sundays & postal holidays) after obtaining all necessary signatures of the seller(s) for such listing. However, a seller may refuse to permit the listing to be disseminated by Metro MLS, in which case the listing broker must submit to MCBR MLS within 48 hours (excluding Saturdays, Sundays & postal holidays) this certification, signed by the seller and the broker/agent. Exclusion from MLS will be for the entirety of the listing agreement.

3. NOTICE AND ACKNOWLEDGMENT. BY EXCLUDING SELLER'S PROPERTY FROM THE MLS, SELLER ACKNOWLEDGES THE FOLLOWING (SELLER MUST INITIAL EACH):

(A)SELLER'S PROPERTY WILL NOT BE INCLUDED IN THE MLS DATABASE AVAILABLE TO REAL ESTATE AGENTS AND BROKERS WHO SUBSCRIBE TO METRO MLS' SERVICE AND THEIR BUYER CLIENTS, NOR TO THE GENERAL PUBLIC THROUGH METRO MLS' PUBLIC WEBSITE; _____

(B)METRO MLS WILL NOT MAKE AVAILABLE INFORMATION ON SELLER'S PROPERTY TO OTHER REAL ESTATE WEBSITES USED BY THE GENERAL PUBLIC TO SEARCH FOR PROPERTIES FOR SALE; _____

(C)REAL ESTATE AGENTS, BROKERS AND MEMBERS OF THE PUBLIC CONSEQUENTLY MAY BE UNAWARE OF THE AVAILABILITY OF SELLER'S PROPERTY OR THE TERMS AND CONDITIONS UNDER WHICH SELLER IS MARKETING THE PROPERTY; AND _____

(D)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 understands the above, and instructs Real Estate Agent not to submit the Property to Metro MLS for inclusion in the MLS for the following reason(s):

Seller certifies that Seller understands the consequences of excluding his/her property from Metro MLS. By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this authorization. Seller Signature:

Date: _____

Seller Signature: Date: _____

Listing Agent Signature: Date: _____

Office Name: _____

Listing Agent Name (Please print clearly): _____

AUTHORIZATIONS WITHOUT THE SIGNATURE OF THE LISTING AGENT WILL NOT BE ACCEPTED

This form must be submitted with a copy of the Listing Contract within forty -eight (48) hours excluding Saturdays, Sundays and postal holidays of the listing date.

MLS Use Only: Approved By: _____

Return form to MCBR MLS at mcbrealtors@gmail.com