

MLS Options for Property Owners – Authorization

Property Address: _____

Listing Agreement Beginning Date: _____ Listing Expiration Date: _____

Listing Brokerage Name: _____

Initials and signatures of all owners and signatures of both the listing broker/office manager and agent are required for validation – no changes or strikethroughs will be accepted.

This form is only required if the property owner does not wish to immediately list the property as active on the MLS.

In compliance with the Stellar MLS Rules and Regulations, entry of all listings into Stellar MLS® is required within 5 business days of the dated signature of the owner(s) of record or the listing effective date on the Listing Agreement. While the purpose of the multiple listing service (MLS) is to facilitate cooperation between MLS Brokers and their Agents, to successfully bring sellers and buyers together, it is also understood that there are circumstances under which the property owner(s) may seek privacy, to delay public marketing or to withhold distribution of their property through the MLS for either the entire listing agreement or for a set period of time.

Please select only one of the following options:

Coming Soon: I/We, the owner(s) of record, have directed that the listing be entered into Stellar MLS® in accordance with all MLS Rules & Regulations. I/We understand that the listing will be made available to other Stellar MLS® Brokers and Agents. I/We may also elect to have the property publicly marketed while delaying display on public facing websites. During this period, the Broker may market the listing in a manner consistent with my/our direction and applicable Stellar MLS Rules and Regulations. The property may remain in this status for up to fourteen (14) calendar days from the on market date provided the listing is entered into the MLS within five (5) business days of the Listing Agreement Beginning Date or within one (1) business day of marketing, after which it will transition to active status and receive full MLS distribution. All marketing must clearly identify the property as “Coming Soon.”

Owner will allow showings during Coming Soon period? Yes _____ No _____

Delayed Distribution: I/We, the owner(s) of record, have directed that the listing be entered into Stellar MLS® in accordance with all MLS Rules & Regulations and will be disseminated to other Stellar MLS® Brokers/Agents. I/We have instructed the Broker to delay any public marketing of the property and delay display on public facing websites for 5 calendar days from the Listing Agreement Beginning Date. I/We understand that the Broker may otherwise market the listing in a manner consistent with our direction during this period.

Office Exclusive: As the owner(s) of record, I/We have directed our Broker to withhold the property from MLS dissemination and to refrain from any public marketing. The listings will be viewable exclusively by the Broker and Agents of the listing brokerage only. I/We affirm that the property will be entered into Stellar MLS during the entire listing period but will not be disseminated to all other Brokers and Agents. I/We understand that any public marketing will trigger the requirement to make the listing available to all Stellar MLS® Brokers/Agents, in accordance with all Rules & Regulations.

Office Exclusive with Temporary Exclusion: As the owner(s) of record, I/We have directed our Broker that the property 1) will be viewable by the Broker and Listing Agent of the listing brokerage only; 2) will be temporarily withheld from all other Brokers and Agents until _____ (**Temporary Exclusion Date**). I/We affirm that the property will be entered into Stellar MLS, and I/We have instructed the Broker to withhold the listing from distribution to other Brokers and Agents and public facing websites during the Temporary Exclusion period. Upon the expiration of the Temporary Exclusion period, the listing will automatically revert to an Office Exclusive and will be viewable by the Broker and Agents of the listing brokerage only. During this Temporary Exclusion period I/We understand that upon public marketing, the listing must be made available to all Brokers and Agents within one business day.

FAIR HOUSING	Owner(s) Initials
(Required) I/We affirm that the property is NOT being excluded from MLS distribution based upon reasons founded on refusal or reluctance to show, list, negotiate or sell property to any individual or group of individuals on the basis of membership in any class, including but not limited to race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by local, state and federal fair housing laws.	Owner(s) Initial _____
	Owner(s) Initial _____

Sellers should only initial the boxes for the listing type that applies to them.

MLS Benefits Waiver	Owner(s) Initials
(Required) I/We affirm that there is a professional relationship between the listing Broker and myself/ourselves.	Owner(s) Initial _____ Owner(s) Initial _____
(Required) I/We further understand that unrestricted MLS participation is widely regarded as the single most effective means of maximizing market reach, accelerating timetosale, and securing optimal pricing. By limiting or delaying public distribution through the MLS, I/We assume full responsibility for any extended marketing time, reduced buyer interest, or the adverse impact on final sales terms that may result from this decision.	Owner(s) Initial _____ Owner(s) Initial _____
For Coming Soon and Delayed Distribution listings only: I/We understand that by choosing Coming Soon or Delayed Distribution, my/our property will be entered into Stellar MLS® and made available to all Stellar MLS® Brokers and Agents. I/We understand that these options may temporarily limit or delay public display of the listing on public facing websites. I/We further understand that Coming Soon listings will display as “Coming Soon” for 14 days unless updated to another status before, and Delayed Distribution listings will be entered as Active but withheld from public facing websites during the applicable delay period. I/We acknowledge that these options do not waive MLS submission or availability to Stellar MLS® Brokers and Agents. <i>**Sellers who select Coming Soon or Delayed Distribution should initial this row and skip the next three rows below.</i>	Owner(s) Initial _____ Owner(s) Initial _____
For Temporary and Office Exclusive listings only: I/We hereby certify and agree that I/we are knowingly and voluntarily relinquishing the substantial advantages of full MLS distribution. These advantages include—but are not limited to— <ul style="list-style-type: none"> • Immediate exposure to 80,000+ licensed real estate professionals, • Maximum online visibility to the broadest pool of active, qualified buyers, and • Heightened competition that routinely drives quicker showings, stronger offers, and potentially higher sale prices. 	Owner(s) Initial _____ Owner(s) Initial _____
For Temporary and Office Exclusive listings only: I/We understand that any public marketing of this property will trigger the Stellar MLS Rules and Regulations requirement that the property be entered for full distribution into the MLS within one business day for cooperation with other MLS Brokers and Agents.	Owner(s) Initial _____ Owner(s) Initial _____
For Temporary and Office Exclusive listings: I/We understand that public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls/messaging), multibrokerage listing sharing networks, and applications available to the general public.	Owner(s) Initial _____ Owner(s) Initial _____

Owner(s): _____
Print Name
Signature
Date

Owner(s): _____
Print Name
Signature
Date

Broker/Authorized Associate MLS

ID # / Name: _____
MLS ID
Signature
Date

Agent MLS ID # / Name: _____
MLS ID
Signature
Date

Seller (_____) (_____) and Broker/Authorized Associate (_____) (_____) and Agent (_____) acknowledge receipt of a copy of this page, which is Page 2 of 2.