

MLS Options for Property Owners – Authorization

Effective 5/27/2026

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.

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

MLS Benefits Waiver	Owners Signature
I/We affirm that there is a professional relationship between the listing Broker and myself/ourselves.	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, including display on IDX and syndication platforms, based on the selected listing option and applicable Stellar MLS Rules. 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 IDX and syndication during the applicable delay period. I/We acknowledge that these options do not waive MLS submission or availability to Stellar MLS® Brokers and Agents.	Owner(s) Initial _____ Owner(s) Initial _____
For Coming Soon and Delayed Distribution listings: I/We understand that public marketing is permitted only after the listing has been entered into Stellar MLS. All marketing on Coming Soon listings must clearly identify the property as “Coming Soon.”	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: 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 _____
I/We further understand that unrestricted MLS participation is widely regarded as the single most effective means of maximizing market reach, accelerating time-to-sale, 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 _____
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	Owner(s) Initial _____ Owner(s) Initial _____

