



ROANOKE VALLEY MULTIPLE LISTING SERVICE

MLS Listing Exclusion Form



By submitting this form, your property will NOT be publicly marketed or listed on the Roanoke MLS.

Property Address: _____

Seller[s] Name: _____

Listing Period Commencement Date: _____ Listing Expiration Date: _____

Listing Agent/Firm: _____

Broker is a participant/subscriber to the Roanoke Valley Multiple Listing Service (MLS). The MLS Rules -- 3.6.2 Seller Consent or Refusal -- permit the Seller to exclude their listing from the MLS in two ways:

- 1. The listing is an exclusive in-house listing, which is a listing that, pursuant to the instructions of the seller, is not publicly marketed, not submitted to the Roanoke Valley Multiple Listing Service ("MLS"), only marketed directly between the listing broker and agents within that broker's offices and not available for showings to the majority of the Roanoke Valley MLS members. OR
2. The seller has instructed the listing broker to temporarily withhold the listed property from being submitted to the MLS and is not available for showings to the majority of the Roanoke Valley MLS members.

Seller's Acknowledgements: The undersigned seller[s] hereby acknowledges and understands that, unless the property is submitted to the MLS, the following will apply:

(Seller(s) to Initial)

_____/_____ If Property is excluded from the MLS, Seller understands and acknowledges that: (a) real estate agents and brokers from other real estate offices who have access to the MLS, and their buyer clients, may not be aware that Seller's Property is offered for sale; and (b) information about Seller's Property will not be transmitted to various real estate Internet sites used by the public to search for property listings. Any reduction in exposure of the Property may or may not lower the number of offers made and may or may not negatively impact the sales price.

_____/_____ As Seller(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within 24 hours (or 5PM next business day) of the public marketing of the property. Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays, digital communications marketing (email blasts), multi-brokerage listing sharing networks (private Facebook groups), and applications available to the general public.

We, the undersigned, authorize that our property: (check one)

- NOT BE SUBMITTED** to the MLS or publicly marketed until: _____ (or before)
REQUIRED: Listings which are temporarily withheld from the MLS must be entered into the MLS no later than the listing submission date noted above regardless of whether the property is under contract or not.
- NOT BE SUBMITTED** to the MLS or publicly marketed while the listing agreement for the property is in effect.
OPTIONAL: Listings which are excluded from the MLS may be entered by the Listing Agent into the MLS after closing, only with the Seller’s authorization. Check below to provide Seller Authorization:
 () Seller authorizes Listing Agent to enter the listing into the MLS after closing.

The Seller's authorization to exclude their listing from the MLS must be provided to the MLS within 24 hours (or 5PM next business day) of the date the listing period commences.

By signing below, Seller acknowledges that Seller has read this Addendum and has received a copy of this Addendum.

Signatures:

_____		_____	
Date	Seller	Date	Seller
_____		_____	
Date	Broker	Date	Agent

Date Received by MLS: _____

NOTE: The Roanoke Valley MLS staff is authorized to disclose the existence of any MLS Listing Exclusion form filed with the MLS to MLS members who inquire. Requests for additional information will be referred to the Listing Agent(s).