



SELLER INSTRUCTION TO EXCLUDE LISTING FROM THE BIG SKY COUNTRY MULTIPLE LISTING SERVICE

This completed form must be returned to the MLS office by 5:00 pm the third business day after the agreement is signed

SELLER MUST INITIAL NEXT TO EACH PARAGRAPH SHOWING SELLER HAS READ, UNDERSTANDS, AND ACCEPTS THE INSTRUCTIONS TO EXCLUDE THEIR PROPERTY FROM THE BIG SKY COUNTRY MULTIPLE LISTING SERVICE

INITIALS:

_____ **MULTIPLE LISTING SERVICE:** Broker/Salesperson is a participant/subscriber to the Big Sky Country Multiple Listing Service (MLS). The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. Property information submitted to the MLS describes price, terms and conditions under which the Seller's Property is offered for sale.

_____ **MANDATORY SUBMISSION ON MLS:** The MLS generally requires Brokers/Salespersons participating in the service to submit all exclusive right to sell and exclusive agency listings for single family residential property on lots up to and including thirty (39.999) acres for sale or exchange, vacant lots and acreage for sale or exchange, and two-family, three-family, and four-family residential buildings for sale or exchange within 3 business days of obtaining all necessary signatures of the seller(s) on the listing agreement unless Broker/Salesperson submits to the MLS this form excluding the listing from the MLS.

_____ **EXPOSURE TO BUYERS THROUGH THE MLS:** Listing property with an MLS exposes a seller's property to all Brokers/Salespersons who are participants or subscribers to the MLS, and potential buyer clients of those Brokers/Salespersons. The MLS may further transmit the MLS database to Internet sites that post property listings online.

_____ **IMPACT OF EXCLUSION OF PROPERTY FROM MLS:** If Property is excluded from the MLS, Seller understands and acknowledges that: **(a)** Brokers/Salespersons 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; **(b)** information about Seller's Property will not be transmitted to various real estate Internet sites (by the Big Sky Country MLS) used by the public to search for property listings; and **(c)** Brokers, Salespersons, and members of the public may be unaware of the terms and conditions under which Seller is marketing their Property.

_____ **IMPACT/REDUCTION OF EXPOSURE:** Any reduction in exposure of the Property may lower the number of offers made and may negatively impact the sales price.

SELLER OPT-OUT: Seller certifies that the Seller understands the implications of not submitting their Property to the MLS and instructs Broker/Salesperson as follows (Check One):

- a) Do not submit my Property to the MLS for a period of _____ calendar days from the commencement of the listing agreement.
- b) Do not submit my Property to the MLS until _____ **(this must be a specific date.)**
- c) Do not submit my Property to the MLS during the entire listing period provided in the Listing Agreement.

By signing below, Seller acknowledges that Seller has read, understands, accepts the instructions to exclude their property from the multiple listing service, and has received a copy of this form.

Listing Date _____ Today's Date _____

Seller's Full Name _____ Seller's Signature _____

Seller's Full Name _____ Seller's Signature _____

Property Address _____

City _____ State _____ Zip _____

By signing below, Listing Agent and Broker in Charge agree to the terms and conditions of the Seller's instruction to exclude the Property stated on this form to the MLS and have provided a copy of this form to the Seller.

Listing Office Name _____ Listing Office Phone Number _____

Listing Agent Name _____ Listing Agent Signature _____

Broker in Charge Name _____ Broker in Charge Signature _____

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NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER/SALESPERSON IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.