

CRMLS SELLER'S INSTRUCTION TO EXCLUDE LISTING FROM THE MLS
(Exclusion Form with Option to Modify DOM Calculation)

Property Address: _____

Listing Agreement Beginning Date: _____ Listing Expiration date: _____

SELLER has discussed each of the following issues with Agent, and understands and agrees to:

Seller **EXCLUDING THE PROPERTY FROM CRMLS LIMITS EXPOSURE TO OTHER AGENTS AND BUYERS:**
By you deciding to exclude your Property from the MLS, your Property will NOT be listed in the CRMLS data base. CRMLS exposes each property listed to over 17,000 Brokerage Firms which have over 95,000 real estate agents that subscribe to CRMLS. Additionally, there are an additional 50,000 plus non-CRMLS real estate agents and brokers receiving access to the CRMLS listings by way of data share or reciprocal agreements. CRMLS, with your Broker's permission, may also transmit the property listing to Internet sites, including national portals of properties for sale (such as Zillow.com, Realtor.com and Homes.com). Properties listed with CRMLS may also be provided to individual broker-controlled websites that service the area where your property is located.

Seller **IMPACT OF EXCLUSION OF PROPERTY FROM MLS:** If your 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 that 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 used by public to search for property listings; (c) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property; and (d) the reduction in exposure of the Property may lower the number of offers made which may adversely impact the sales price.

Seller **IMPACT ON DAYS ON MARKET (DOM):** DOM stands for Days on Market, NOT Days on MLS. The DOM calculated in the MLS will begin when marketing begins. As a general rule the first Day on Market will be the beginning date of the Listing Agreement, which is either the beginning date identified on the agreement, or the date of the last signature required to make the listing agreement valid, whichever is later. The DOM may alternatively begin at a later date as long as NO MARKETING of the Property occurs. Marketing is any communication made to the public containing any information, details, price or terms of any potential sale of the Property, or any communication made to the public in regard to the Brokerage firm or Agent's representation of the Seller. Marketing includes but is not limited to: 1) Sign on the Property, 2) Internet Website posts, 3) Social Media Posts, 4) Flyers or Advertising, 5) Open Houses.

SELLER instructs Broker (SELLER to initial only one):

Seller A. Market the Property, but do not submit the Listing in to the MLS until _____.
(Date)

Seller B. Do not Market the Property until it is submitted into the MLS on _____,
(Date)

Seller C. Do not Market the Property until _____. Thereafter, the Listing shall
(Date)
be submitted to the MLS on _____.
(Date)

Seller D. Do not submit Property to the MLS during the entire listing period.

By signing below, Seller certifies and acknowledges that Seller has read, understands, accepts and has received a copy of this CRMLS EXCLUSION FORM

Owner/Seller: _____ Date: _____

Owner/Seller: _____ Date: _____

Listing Agent (print name): _____ Agent's CRMLS Public ID#: _____

Brokerage Firm: _____

Broker/ Office Manager Signature: _____ Date: _____