



# Seller's Waiver of MLS Benefits

Property Address: \_\_\_\_\_

**THE PURPOSE of multiple listing is the orderly correlation and dissemination of listing information to participants so they better serve the buying and selling public.**

If withheld from MLS, your property is:

- NOT seen by 2500 local REALTORS
- NOT in auto MLS alerts to buyers
- NOT displayed on broker Websites
- NOT displayed on Realtor.com
- NOT searchable in Listingbook
- Misses 1000s of potential buyers
- Down Payment Resources NOT identified for your property

**Northern Nevada Regional MLS:**

- Covers Reno, Sparks, Carson City, Gardnerville, Fernley, Fallon, Dayton, Yerington, Lake Tahoe and beyond.
- Includes over **323,000 property records.**
- Reported more than **\$1.8 Billion** in residential real estate sales transactions in 2011.

I hereby certify that the brokerage: \_\_\_\_\_

has fully informed me of the benefits available to me via the broker's association with the NNRMLS and its Multiple Listing Service.

**By instructing the broker NOT to publish my property in the MLS, I understand:**

- a.) My property will not be included with other similar properties when MLS members perform a search for available inventory in my area and price range \_\_\_\_\_ (seller(s) initial),
- b.) My property may not be included and may not be automatically updated on national and/or local broker websites \_\_\_\_\_ (seller(s) initial),
- c.) I am risking NOT selling my property \_\_\_\_\_ (seller(s) initial),
- d.) I risk selling at a lower price than might otherwise be obtained \_\_\_\_\_ (seller(s) initial)

However, as I have insisted upon withholding my property from being submitted to the Multiple Listing Service, I hereby release the broker from any damages I would suffer as a result of this decision. \_\_\_\_\_ (seller(s) initial)

I acknowledge the understanding that my broker  IS  IS NOT offering compensation to cooperate with any other real estate agents in the marketing or sale of this property. \_\_\_\_\_ (seller(s) initial)

Owner: \_\_\_\_\_ signature      Owner: \_\_\_\_\_ signature      Date: \_\_\_\_\_

Agent: \_\_\_\_\_ print name      Date: \_\_\_\_\_

Agent: \_\_\_\_\_ signature      Date: \_\_\_\_\_

Broker: \_\_\_\_\_ signature **REQUIRED**      Date: \_\_\_\_\_

List Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Estimated date for MLS input: \_\_\_\_\_

**ALL FIELDS ARE REQUIRED INCLUDING SIGNATURES. A complete and signed copy of this form must be filed with NNRMLS within 48 hours of owner(s) signature(s) on listing. SEND TO: info@nnrmls.com or FAX: 823-8809**  
\*\* Incomplete forms will be returned and will not be considered "received" until resubmitted with complete information. Previously withheld listings are **REQUIRED** to be input within 48 hours of transaction closing.