



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),

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: _____ Owner: _____ Date: _____
signature signature

Agent: _____ Date: _____
print name

Agent: _____ Date: _____
signature

Broker: _____ Date: _____
signature REQUIRED

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.