



# Acknowledgement and Authorization to Withhold Listing Form

## Required if listing will not be published within the NNRMLS Active Listing Database

This form must be completed and signed by Seller(s), Agent and Broker, if Seller, who is on record as the legal owner of the property in question, directs their Agent and their Agent's Broker that information about this listing not be published or disseminated by Northern Nevada Regional Multiple Listing Service (NNRMLS). It must be filed with NNRMLS within 2 business days of Seller(s) signature on the Listing Agreement. ALL FIELDS ARE REQUIRED except for dissemination date.

**PROPERTY ADDRESS** \_\_\_\_\_ **APN** \_\_\_\_\_

**SELLER NAME** \_\_\_\_\_ **SELLER NAME** \_\_\_\_\_

**LISTING AGENT NAME** \_\_\_\_\_ **LISTING BROKERAGE NAME** \_\_\_\_\_

Seller understands that their Broker and Agent are members of NNRMLS and that information about the property for sale could be disseminated to all NNRMLS members if Seller directs their Broker and Agent to enter it into the NNRMLS database as an Active listing.

Seller, Agent and Broker understand that the National Association of REALTORS® ("NAR") has mandated the Clear Cooperation Policy which states: 'Within one (1) business day of marketing a property to the public the listing broker must submit the listing to the MLS as Active for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public including social media.'

**Please Note: This rule applies if the property is marketed by the Seller, Broker or Broker's representative.**

### DEFINITIONS:

1. **IDX** stands for Internet Data Exchange and is a means where Brokers agree to reciprocally display their respective listings to the public on cooperating Brokers' IDX websites.
2. **VOW** stands for Virtual Office Website where an Agent's client can view listing information.

If no public marketing occurs the listing may continue to be withheld until it is sold, at which time it must be entered into the NNRMLS as sold within 2 business days of closing.

Seller acknowledges that the Listing Agent and Broker, who are NNRMLS members, have agreed:

- (1) not to publicly market the listing as noted on this authorization form, and
- (2) that the listing will not be disseminated through the NNRMLS database and will not be visible to NNRMLS members.

Seller(s), Agent and Broker understand that if the property is marketed to the public, it must be entered as Active in the MLS within one business day of that public marketing (as defined above).

Having read the above information, Seller(s) directs Agent and Broker that information about the above listed property is not to be published or disseminated through the NNRMLS until the dissemination date. *(If dissemination date is blank, then this instruction is deemed to be in effect until the Seller, in writing, directs the Broker otherwise or until the listing is sold.)*

All parties indicated below are required to sign and date. All fields are required except for the optional "dissemination date".

**All Signatures on this form acknowledge that the individual has read, understood and agreed to all items listed above.**

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Dissemination Date (Optional):** \_\_\_\_\_

**Agent and Broker agree to submit this form and information about this property to the NNRMLS Withheld Listings Compilation Portal within two business days of obtaining the Seller's signature on listing agreement.** Agent and Broker also agree that if the listing is publicly marketed, it will be entered as **Active** in NNRMLS within **one (1) business day**.

**Listing Agent Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Listing Broker Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_