

### SELLER'S WAIVER OF BROKER COOPERATION VIA MLS AND PUBLIC MARKETING

Participants (brokers) and their affiliated agents who subscribe to Realtracs MLS are required to submit listings to the MLS to help match sellers and buyers efficiently and cooperate with other Participants as required by the MLS policies, rules, and participant's and subscriber's agreement with Realtracs MLS. Only after signed authorization by the property seller(s)/owner(s) and emailed submission\* of the Seller's Waiver of Broker Cooperation via MLS and Public Marketing (the "Waiver") to Realtracs can the broker withhold a specific listing from the MLS.

By initialing below Seller(s) acknowledges:

**EXCLUDING THE PROPERTY FROM REALTRACS LIMITS MARKET EXPOSURE TO AGENTS AND BUYERS:**

Seller(s)

By excluding your property from Realtracs MLS, Seller(s) acknowledges that:

- 1) over 15,500 agents and 1,600 brokers from real estate offices participating in Realtracs MLS (and their clients) may not be aware that the property is for sale;
- 2) Seller's property information will not be disseminated by MLS to real estate and advertising websites (including social media) utilized by the general public, such as national or local real estate portals, national and franchise brokerage websites;
- 3) exposure of the Seller's property to potential buyers will be word of mouth to a limited network of buyers;
- 4) showings and open houses will not be conducted, except for singular showings to potential buyers arranged by the listing broker;
- 5) the reduction in public marketing and exposure could adversely affect the number of offers received and final sales price;
- 6) if Seller's property is publicly marketed, then it must be submitted to Realtracs MLS and disseminated to other Realtracs MLS brokers and agents within the lesser of one (1) business day or forty-eight (48) hours of any public marketing.

To be valid, this Waiver must be initialed and signed by the Seller(s), emailed to [data@realtracs.com](mailto:data@realtracs.com) within 48 hours of the original listing agreement, and kept on file with the listing agreement. Seller(s) has instructed the listing broker that his/her listing should not be disseminated by Realtracs, and Seller understands the restrictions on public marketing by excluding the property from Realtracs MLS.

By signing below, Seller(s) affirms that Seller(s) has read, understands, acknowledges, and has received a copy of the fully executed **SELLER'S WAIVER OF BROKER COOPERATION VIA MLS AND PUBLIC MARKETING**.

\_\_\_\_\_  
Seller (Print)

\_\_\_\_\_  
Seller (Sign)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller (Print)

\_\_\_\_\_  
Seller (Sign)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP Code

\_\_\_\_\_  
Listing Brokerage Office Name

\_\_\_\_\_  
Listing Broker / Participant (Print)

\_\_\_\_\_  
Listing Broker / Participant (Sign)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Listing Agent (Print)

\_\_\_\_\_  
Listing Agent (Sign)

\_\_\_\_\_  
Date

\*Completed Seller's Waiver of Broker Cooperation via MLS and Public Marketing should be emailed to [data@realtracs.com](mailto:data@realtracs.com).