



CONFIDENTIAL LISTING

MLS Policy and Agreement of the REALTOR's® Service Center

EXPLANATION: From time to time, Sellers may choose not to expose listed property to the MLS as a whole. This practice may arise out of unusual family situations, such as an illness in the home, but REALTORS® should not encourage this practice. In the event, however, that such a request is made, it should originate FROM THE SELLER and be conveyed to the MLS on this form designed for that purpose and signed by the Seller.

RULES:

- 1. All requests for confidential listing status should originate with the Seller, and be the result of some extraordinary family or personal circumstances.
2. The Seller must sign this Confidential Listing Form, acknowledging that he/she understands the benefits of MLS exposure, but chooses not to receive those services at this time. This form should be conveyed to the MLS office within 72 hours of obtaining the listing.
3. The MLS Participant will complete a partial listing, then notify NGLRMLS staff to activate the partial listing as a Confidential Listing within 72 hours of obtaining the listing.
4. The listing will be entered into the MLS as a "Confidential Listing". However, only the Listing Agent and the Listing Broker will be able to access the complete data for the listing. All other inquiries will result only in an acknowledgement that a Confidential Listing exists, and the computer upon inquiry of the property will provide the name of the listing salesperson.
5. A Confidential Listing will still be available for cooperation and/or compensation to other members of the MLS under terms agreed to by the Seller and Listing Broker. A Confidential Listing status is not a refusal to cooperate with other Brokers. If a Broker does refuse to cooperate on a listing with any other member of the MLS, the Listing Broker must make notice in writing, in advance, to the other Brokers who are involved.
6. The sale of a Confidential Listing should be reported to the MLS along with any other status changes.
7. All Confidential Listings may be subject to the verification of authenticity by the MLS.
8. Violation of these rules will result in a potential \$500 fine.

Date: _____ Listing Broker: _____

Property Address: _____

NOTICE TO SELLER:

By selecting a Confidential Listing status, Seller(s) indicate that they desire the information concerning the subject property NOT be disseminated to the other Participants in the Multiple Listing Service. While the Listing Broker will not disseminate information to the other Participants of the MLS, Broker may provide information concerning the subject property to other Participants in response to direct inquiries.

Confidential Listings must still be submitted to the Multiple Listing Service as an active office listing, but will be entered under the "CONFIDENTIAL" category where no specific information will be accessed except through the Listing Broker.

Seller acknowledges that he/she understands the benefits of MLS exposure, but chooses not to receive these services at this time.

Dated: _____ Seller: _____

Seller: _____