
Property Address

Owner(s) of Property Address

Listing Office/Firm Name

Listing Agent Name**Owner(s): Please select DELAY or WITHHOLD below.**☐ **DELAY ACTIVATION OF LISTING ON GMLS UNTIL: (Date)** _____

- *By selecting delay, I understand that my property will not be placed in the GMLS until the above date.*
 - *I understand that my property cannot be publicly marketed until the above date. 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.*
 - *I understand that my property may not be shown to prospective buyers or their agents, and no Open Houses or Broker Tours may be hosted for my property until the Active Date.*
 - *I understand that my Agent will not present offers, and I will not accept any offers, until the Active Date.*
- OR**

☐ **WITHHOLD FROM GMLS (Office Exclusive) - Listing will not be entered into the GMLS to be shared with other Brokerage Firms for at least 30 Days. A \$1,000 listing fee will apply to enter the GMLS *within* 30 days of the effective date of the listing agreement. Owner authorization is required for listing entry at any point.**

- *I understand that my property will not be placed in the GMLS and that **homes marketed on the MLS sell for approximately 17% more than homes sold off the MLS.** (Source: BrightMLS)*
- *I understand that my property cannot be publicly marketed. 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.*
- *I understand that the GMLS is the most comprehensive source for sharing information with other REALTORS® working with qualified buyers.*
- *I understand that the GMLS provides information on my property to more than 1,200 REALTORS® working with Buyers and Sellers in the local area.*
- *I understand that the National average of listings sold by other REALTORS® is 88%.*
- *I confirm that my Agent has not induced me to withhold my property from the MLS.*

The undersigned Owner(s) of the above property, and the undersigned participant(s) of the GMLS hereby acknowledge the exclusive nature of their listing agreement and agree that in the event the property is publicly marketed by anyone while delayed or withheld, the listing will need to be entered into to the GMLS within one business day per the National Association of REALTORS® Clear Cooperation Policy.

The undersigned participant of the GMLS also hereby acknowledges that the above Owner(s) of property have listed exclusively with the undersigned. The said Owner(s) have been advised by the participant of the benefits of the GMLS, and that the Undersigned had not acted in any manner so as to induce said Owner(s) to withhold their property from the GMLS.

Owner(s) Signature(s)

Date

Listing Agent Signature

Date

Listing Broker Signature

Date