

Bay Area Real Estate Information Services, Inc. (BAREIS MLS®)
BAREIS MLS® Approved SEL Form – Seller Authorization to Exclude
Listing and/or Data from the BAREIS MLS® or Internet

BAREIS MLS® online Exclusion Confirmation: <http://bareis.com/exclusionconfirmation>

BAREIS MLS® maintains a multiple listing service (MLS) which is available to brokers and appraisers and their associates who agree to abide by the Rules of the MLS. Such MLS Rules require the brokers to include in the MLS database all accepted listing types located within the service area of BAREIS within three days after all necessary signatures of sellers have been obtained on the listing. These listings are distributed to more than 50,000 real estate professionals in Northern California. Such listing information may also be displayed on other approved websites by BAREIS MLS® and brokers.

Closed or private listing clubs or subgroups are not the same as the MLS. Private or closed listing subgroups or clubs are accessible to a more limited number of licensees and generally offer less exposure for listed property. Whether listing property through a closed, private network – and excluding it from the MLS – is advantageous or disadvantageous to a seller, and why, should be discussed with your listing agent.

The Rules require that if a seller refuses to permit the listing to be included in the MLS, the listing broker shall provide authorization to exclude to BAREIS MLS® within three days, by using either the online exclusion confirmation process **or** submitting this certification to BAREIS MLS®.

1. **Exclusion from the MLS.** I hereby certify that it is my intent that the property listed on _____, 20____ be held off the Multiple Listing Service (Check one and enter date):

Temporarily, from _____ (date) until _____ (date); or

Permanently during the listing period provided for in the listing agreement. Listing contract ends _____ (date).

I understand that BAREIS MLS® provides a valuable service to sellers and buyers through dissemination of real property information to all agents who participate in the MLS; and

- a. Not listing my property through the MLS may prevent a large number of real estate brokers and agents from being aware that my property is for sale; and
- b. As a result, may reduce the number of prospective buyers, which may affect the timing, price and terms offered for my property.
- c. Real estate agents, brokers and members of the public may be unaware of the terms and conditions under which you are marketing the property.

Property Address _____

City _____ State _____ Zip _____

Seller Initials _____

2. SELLER OPT-OUT OF INTERNET DISPLAY:

A. **Exclusion of Property from Internet:** Seller requests that Broker advise the BAREIS MLS® that Seller does not want the Property to be displayed on public Internet sites. Seller understands and acknowledges that if this option is checked, consumers who search for listings on public Internet sites may not see information about the Property in response to their search.

B. **Exclusion of Property Address from Internet:** Seller requests that Broker advise the BAREIS MLS® that Seller does not want the address of the Property to be displayed on public Internet sites. Seller understands and acknowledges that if this option is checked, consumers who search for listings on public Internet sites may not see the Property’s address in response to their search and may not find the property if searched by address or map searches.

3. Features on MLS Participants and Subscriber Websites. The instructions to the broker described in Section 5.C. of the California Association of REALTORS® Residential Listing Agreement are not available in BAREIS MLS®.

4. **SELLER “NO PHOTO OR PROPERTY IMAGE DESIRED”.** If this option is checked, seller instructs Broker to exclude the placement of photos or images of the property from the BAREIS MLS®. ***Please note photo exclusions should be sent to rules@nocalmls.com within three days.**

By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Addendum.

Seller Signature _____ **Date** _____

Print Name _____

Seller Signature _____ **Date** _____

Print Name _____

Real Estate Broker (Print Firm) _____

By (Print Agent Name) _____ **Date** _____

Agent ID _____ **Office ID** _____

Listing Broker/Manager Signature _____

Please use the BAREIS MLS® online Exclusion Confirmation process to inform BAREIS MLS® of proper exclusion. <http://bareis.com/exclusionconfirmation>