



# Delayed Marketing

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

City: \_\_\_\_\_ Zip code: \_\_\_\_\_

- Multiple Listing Service.** ROAM MLS maintains a multiple listing service (MLS) for the benefit of its members who agree to abide by its MLS Rules and Terms of Use. Listing information submitted to the MLS describes the property, price and other terms and conditions under which a seller’s property is offered for sale. These listings are available to all MLS members and their potential buyers through the MLS and (if permitted by Seller) third-party real estate websites that receive data from MLS.
- Authorization Required to Exclude Property.** MLS Rules require all Participants to submit all their exclusive right to sell and exclusive agency listings located in MLS’ territorial jurisdiction, within 3 business days after obtaining all necessary signatures of the seller(s) or 1 business day of public marketing such listing, whichever is first. However, a seller may refuse to permit the listing to be disseminated by the MLS through public display data feeds such as IDX. In this case, the listing broker must submit to MLS this certification upon selecting the Delayed Marketing option, signed by the Seller and the broker.
- NOTICE AND ACKNOWLEDGMENT. BY RESTRICTING SELLER’S PROPERTY AS INDICATED BELOW, SELLER ACKNOWLEDGES THE FOLLOWING**

**Seller must initial each of the following items.**

- Seller has instructed to exercise the Delayed Marketing option to exclude the listing from public display data feeds from : \_\_\_\_\_ (date) to : \_\_\_\_\_ (date);
- MLS will not make available information on Seller’s property to other real estate websites used by the general public to search for properties for sale;
- Real estate agents, brokers and members of the public consequently may be unaware of the availability of Seller’s property or the terms and conditions under which Seller is marketing the property; and
- The reduction in exposure of Seller’s property to other real estate offices and prospective buyers may reduce the number of offers and adversely impact the price or terms Seller receives.**

- Seller Certification and Acknowledgements.** Seller certifies that Seller understands the consequences of excluding his/her property from public display data feeds. By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this authorization.

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

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

**MLS Participant (Broker) Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

\*Nothing within this document relieves the broker from the obligation to comply with the NAR Code of Ethics Article 3: REALTORS® shall cooperate with other brokers... 3-10: The duty to cooperate relates to the obligation to share information on listed property, and to make property available to other brokers for showing to prospective purchasers/tenants when it is in the best interests of the sellers/landlords.

**Office Name:** \_\_\_\_\_ **Office MLS ID:** \_\_\_\_\_

**Listing Agent Name (Please print clearly):** \_\_\_\_\_

**Listing Agent Email:** \_\_\_\_\_ **Listing Agent MLS ID:** \_\_\_\_\_

AUTHORIZATIONS WITHOUT THE SIGNATURE OF THE MLS PARTICIPANT (BROKER) WILL NOT BE VALID  
This certification must be uploaded to the MLS at the time the listing is reported as Office Exclusive.