Sellers Authorization to Delay Showings or Exclude Listing from MLS (Office Exclusive)

RANW MLS Required Form

The listing broker shall submit this fully executed Seller certified form along with the listing contract (in which the term of the exclusion or delay needs to be stated) to the RANW MLS within the timeframe outlined.
Email Listing contract & form to: Listings@ranw.org.

Property Address: _____

Include the complete street address and municipality

Listing Firm Name and Office ID # _____

The REALTORS Association of Northeast WI MLS, INC (RANW MLS) is, among other things, a means by which approximately 400 Realtor companies and over 2000 agents exchange information on properties they have listed for sale.
Including a property in the MLS provides home sellers the widest possible exposure to prospective buyers and provides homebuyers with the greatest possible selection.

Companies and their agents participating in the RANW MLS agree to submit their eligible listings for inclusion in the database within one (1) business day of marketing a property to the public, but in any event not later than midnight of the fifth (5th) business day after the later of the list date or the date of the first Seller signature (as indicated on the listing contract) for Residential, Condo, Multifamily, Vacant land, or by midnight of the tenth (10th) business day for commercial/industrial properties that are cross-marketed.

However a property may be excluded from the MLS, if the Seller specifically directs that their property not be advertised, marketed, or promoted in any way to the general public or to any agent outside the listing firm, or that showings of their marketed property be delayed.

Seller(s) please initial the section that applies to your property listing:

____ **Excluded Listing - "Office Exclusive"**
The Seller by signing this form and Excluding this listing from RANW MLS acknowledges the following:

- The Seller's Property will not be advertised, marketed, or promoted in any way to the general public or to any agent outside the listing company. This includes advertising, marketing or promotion done by or on behalf of the Seller.
- The Seller's Property will not be included in the RANW MLS database available to RANW MLS brokers and agents.
- The Seller's Property will not be made available by the RANW MLS System to member agents' prospective buyers' portal.
- The Seller's Property will not be made available by the RANW MLS System to other Companies or member agents IDX Websites or Realtor.com.
- The Property's reduction in exposure to the full market may result in fewer offers to purchase and/or impact the purchase price that the Seller may receive.

____ **Active Listing With Delayed Showing Availability - *"Coming Soon"***
The Seller by signing this form and Delaying Showing on this listing acknowledges the following:

- Seller requests the listing be added to RANW MLS as an Active listing but with a **delayed start date** for showings. **This means that the property may not be shown by agents from the listing company or any cooperating members from RANW MLS until the date specified on the form and that the date of exclusion will be shown in the MLS Remarks.** (This includes, open houses, agent previews and company tours).
- Any showing of a property before the showing date as indicated in MLS Remarks, could be a violation of RANW MLS policy, NAR Code of Ethics and possible Fair Housing Laws.

The undersigned Seller(s) certify they have read and agree to the conditions outlined above.

(x)_____
Seller's Signature Print Name Here Date

(x)_____
Seller's Signature Print Name Here Date

(x)_____
Listing Agent Signature Print Name Here Date