

**STANDARD BERKSHIRE COUNTY MULTIPLE LISTING SERVICE  
EXCLUSIVE RIGHT TO SELL CONTRACT  
DELAYED LISTING ADDENDUM**

▶ **1. PARTIES.** Seller(s) Name(s) \_\_\_\_\_ (“SELLER”)  
 Mailing Address: \_\_\_\_\_  
 Broker / Corporation: \_\_\_\_\_ (“BROKER”)  
 Property Address: \_\_\_\_\_ (“Property”)

▶ **2. CONTRACT REVISION:** The Multiple Listing Service (“MLS”) is hereby notified that the SELLER(s) of the property located above has/have been fully informed by the BROKER of all of the benefits of using MLS, and has/have requested that the BROKER **DELAY MLS DISSEMINATION, PUBLICATION and MARKETING** of this property, until \_\_\_\_\_ (Active date). The BROKER shall enter the property details into the MLS on the Active date and the ‘Days on Market’ (DOM) calculation will begin. The SELLER(s) and BROKER may mutually agree to change the Active date at any time, in writing, with a revised or new ‘Delayed Listing Addendum’.

**3. SELLER/BROKER ACKNOWLEDGEMENT:** SELLER(s) acknowledge that while the property is withheld from the Multiple Listing Service, the above referenced property **WILL NOT** have access to any of the benefits of the MLS. SELLER(s) and BROKER agree that the Listed Property **SHALL NOT BE MARKETED** prior to the Active Date. Marketing includes, but is not limited to:

- (1) There shall be NO showing, by any party, of the Property to prospective purchasers;
- (2) There shall be NO public or broker open house/tours held;
- (3) There shall be NO display of the Listed Property on any Internet site;
- (4) There shall be NO sharing of the Listed Property on social media
- (5) There shall be NO placement of a “For Sale” sign on the Listed Property; and
- (6) There shall be NO marketing of the Listed Property in any print, electronic or email advertisements.
- (7) There shall be NO sharing of information regarding the Property to brokers outside of the listing office until the Active date when it becomes available for all brokers and their clients.

- Should there be any marketing of the Property at any time before the Active date, the BROKER is obligated to enter the listing details and photos in the Berkshire Multiple Listing Service within one (1) business day.
- **The Property SHALL NOT BE SHOWN in-person to prospective buyers by anyone, including by the SELLER, the BROKER and Broker’s agents, during the Delayed period.**
- SELLER(s) must sign this form and this form must be submitted with the Exclusive Right to Sell Agreement to the MLS within 2 business days of SELLERs signature.

**4. THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL COUNSEL.** SELLER has read this addendum to the Exclusive Right to Sell agreement and hereby acknowledges receipt of a copy of same.

\_\_\_\_\_  
**SELLER: DATE**

\_\_\_\_\_  
**AUTHORIZED BROKER DATE**

\_\_\_\_\_  
**SELLER: DATE**

**For:**  
 \_\_\_\_\_  
**BROKERAGE NAME**

