STANDARD BERKSHIRE COUNTY MULTIPLE LISTING SERVICE
EXCLUSIVE RIGHT TO SELL CONTRACT ADDENDUM
OFFICE EXCLUSIVE / REFUSAL TO LIST PROPERTY IN MLS

1.PARTIES   Seller Name(s) _____ ("SELLER")

Broker Name _____ ("BROKER")

Address _____ ("Property")

► **2. CONTRACT REVISION**: The Multiple Listing Service ("MLS") is hereby notified that the SELLER(s) of the property located above has been fully informed by the BROKER of all of the benefits of using MLS, and does not wish their property listed for sale through the Multiple Listing Service of the Berkshire County Board of REALTORS®, Inc. under the following conditions:

☐ The SELLER(s) has/have requested that, for the entire duration of the exclusive contractual agreement, the BROKER **DOES NOT DISSEMINATE OR PUBLISH** this property information publicly in any manner, including the Berkshire MLS, online or in any form of marketing. The SELLER instead directs the BROKER to solicit interest exclusively from the Brokerage's network of buyers.

3. SELLER 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.

- I understand that the MLS is the largest, most comprehensive source for sharing property information with other REALTORS® and their buyers in the Berkshire County and surrounding region. I understand that the national average of listings sold by other REALTORS® is 87%.

- I understand that limiting exposure of my property will substantially limit the number of potential, qualified buyers who know that the home is available for sale, and such limitations could impact the offers I receive.

- I understand that should any party, SELLER or BROKER publicly market my property in any manner, BROKER is obligated to enter the property listing details, with at least one photo, into the MLS.

- I understand that my property will not be included in the MLS broker tour schedule, the public open house schedule and broker-to-broker message board, nor shared with brokers outside of the listing firm.

SELLER(s) further acknowledge and agrees;

- That the decision to withhold the Property from the MLS was solely my decision and initiated by me.

- That the BROKER is obligated by the Code of Ethics of the National Association of REALTORS® to cooperate and work with other REALTORS® except when cooperation is not in your best interest.

- That the BROKER has not made an offer of compensation to other brokers in the MLS for securing a buyer for this property. This does not preclude the BROKER from choosing to do so individually, provided the amount of compensation and company policy regarding the payment of compensation, if any, is disclosed to you at the time of entering into the Exclusive Right to Sell Agreement.

I request that my property not be placed in the Multiple Listing Service (MLS).

► _____   _____
SELLER: **DATE**   **AUTHORIZED BROKER**   **DATE**

For:
_____   _____
SELLER: **DATE**   **BROKERAGE NAME**