



# Office Exclusive Listing Waiver

The Multiple Listing Service (MLS) serves as the single, reliable source of real estate market information. The MLS fosters cooperation among real estate professionals through best practices and encouraging professionalism. In essence, the **MLS is a marketplace of competitors working together to sell your property.** IRES, your local MLS, requires that all listings for sale be submitted to the MLS system within 3 business days after receiving all necessary signatures. Property owners who do not wish to receive the benefit of the MLS may complete and sign this form to withhold their listing from the MLS. (This waiver form must be filed with IRES within the same 3 business days.)

Street Address

List Date       Expiration Date

**OFFICE EXCLUSIVE PROPERTIES WITHHELD FROM IRES MLS WILL NOT BE:**

- Seen by over 7,000 local real estate professionals on the most widely used platform, the MLS.
- Marketed on ColoProperty.com®, Realtor.com®, or other 3rd party websites.
- Displayed on broker websites.

IRES MLS facilitates over \$10 Billion in real estate transactions annually, representing more than 23,000 individual property sales.

**When your listing appears on the MLS, you can rest assured your property will be in front of real estate professionals actively working with buyers.**

**That's the Power of the MLS!**

I/We hereby certify that

(Listing Broker and Listing Office)

has explained the advantages of the MLS and informed me/us of the serious considerations of limiting market exposure. However, I/we are instructing our Listing Broker to either **NOT PUBLISH OR DELAY PUBLISHING** my/our property on the IRES MLS system.

I/We understand that our Listing Broker is under a continuing duty to cooperate with other Brokers, whether or not the property is included in the MLS.

I/We also understand that **this property will NOT be included in MLS inventory, searches, listing websites** including ColoProperty.com, Realtor.com, and other IRES MLS broker sites.

I/We do NOT want my/our property listed in the IRES MLS system until \_\_\_\_\_ .  
Date or condition

And I/We WAIVE all benefits associated with publishing my/our listing on the MLS.

\_\_\_\_\_  
 Owner Name and Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner Name and Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Broker Name and Signature

\_\_\_\_\_  
 Date