

## SELLER CERTIFICATION FOR EXEMPT LISTING FOR DELAYED MARKETING LISTING

This form is used to document your decision, as the seller, to limit marketing of your Property with a Delayed Marketing Listing. Your Property is identified in the signature block at the bottom of this form. Questions regarding your marketing options should be directed to your Broker.

1. **Scope.** You and your Broker, identified in the signature block below, have entered into a Listing Agreement for your Property with an effective date of \_\_\_\_\_ (start date) and ending on \_\_\_\_\_ (end date). Pursuant to the Listing Agreement, you have directed your Broker to market your Property for sale as a Delayed Marketing Listing.

### 2. IMPORTANT EXPLANATIONS.

- a. **Active listings.** Most homes for sale are “active listings” wherein the property, price and other terms and conditions under which a seller’s property is offered for sale are disseminated and available to Multiple Listing (“MLS”) database and to third-party major real estate websites and apps that receive data from MLS, which maximizes a property’s exposure to potential buyers. If you complete this form, your Property will **NOT** be an “active listing”, and you will be limiting exposure of your Property.
- b. **Broad buyer and broker exposure.** Most brokers representing buyers learn about listings for sale through the MLS. Most home buyers search for available properties through major real estate websites and apps.
- c. **Risks with limiting exposure.** Limiting marketing exposure of your Property means fewer potential buyers will see your Property, which could decrease the sales price and take longer to sell your Property.

3. **By initialing your selection below, you certify that you have read this form, made your selection voluntarily, and understand that you are forfeiting the marketing advantages outlined below:**

 

**DELAYED MARKETING** – I want my Property on the MLS, but I want to intentionally limit buyer exposure. My Property will **NOT** be included in major listing websites and apps. My Property will only be publicly marketed as I specifically direct my Broker.

4. **Expiration.** If you selected Delayed Marketing above, your Property will be in that status until \_\_\_\_\_, 20\_\_\_\_, or MLS’s maximum time limit, whichever is earlier. After this date, your Broker will begin full public marketing. (If no date is provided, the instruction will not expire unless MLS requires otherwise, or you authorize in writing.)

**The information in this form is confirmed and made effective by the signatures provided below.**

Your (Seller) Name(s): \_\_\_\_\_

Your (Seller) Signature(s): \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_

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

Broker Name and Firm: \_\_\_\_\_

Broker Signature: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_