



Space Coast Multiple Listing Service®
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MULTIPLE LISTING OPTIONS FOR SELLERS

Seller Certification for Multiple Listing Options

Sellers have control over how their listing is marketed and can choose from various marketing strategies with their REALTOR® based on their specific needs, desired timeline, and market conditions. Each marketing option below offers different advantages in terms of listing exposure, marketing and pricing strategy, and timeline to sell.

Scope: You and your Broker, identified in the signature block below, have entered into a Listing Agreement for Property Address: _____

Listing Date (start date): _____ Expiration Date (end date): _____

Pursuant to the Listing Agreement, you have directed your Broker to market your property for sale in accordance with your limited marketing election below.

Important Explanations:

Entering the listing as Active in the Multiple Listing Service (MLS) produces the widest and most immediate exposure of the listed property to potential buyers. An Active listing in the MLS benefits from:

- **Immediate exposure to thousands of licensed real estate professionals** who can share the listing information directly with prospective buyers, within minutes.
- **Immediate display to public-facing marketing platforms**, including thousands of brokerage websites and major national and international real estate search sites.
- **Enhanced visibility** ensuring the property gains maximum exposure across multiple audiences.

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 see your property.

While entering the property as Active in the MLS offers powerful marketing benefits and the greatest exposure, sellers do have alternative marketing options available based on their individual needs and preferences.

Limited Marketing Election:

Choose a limited marketing preference if desired. By making your selection below, you certify that you have read the form, made your selection voluntarily, and understand that you are forfeiting the marketing advantages outlined below.

Option 1: MLS EXCLUSION: Sellers Waiver of MLS Benefits **Listing WILL NOT be entered into the MLS within 5 business days of the effective listing agreement.**

Listing will be EXCLUDED from the MLS.

If this is selected, you are required to select one of the options:

***If the property is publicly marketed at any time during the term of the listing agreement, it must be placed in the MLS within one business day in accordance with the MLS Rules and Regulations.**

Please initial next to one (1) of the following “MLS Exclusion - Sellers Waiver of MLS Benefits” Options:

Seller Initials	Seller Initials
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Option 1: TEMPORARY EXCLUSION

- Seller needs to prepare the listing and agrees to temporarily waive MLS benefits.
- **NO PUBLIC MARKETING IS PERMITTED***
- Listing will not be entered into the MLS within 5 days of the effective listing agreement.
- Seller agrees to enter the listing into the MLS as Coming SOON or Active on or before:

Seller Approved MLS Entry Date: _____

This date may be modified at the request of the seller in writing.

Seller Initials	Seller Initials
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Option 2: PERMANENT EXCLUSION

- Seller requires privacy to sell the listing and agrees to permanently waive the MLS benefits during the term of the listing agreement.
- **NO PUBLIC MARKETING IS PERMITTED***

Listing will **NOT** be entered into the MLS at any time during the term of the Listing Agreement. (Listing may be submitted as a “Sold- Comp Only” upon closing pursuant to the MLS rules and regulation).

Option 2: Coming Soon (Pre-Marketing)

Seller Initials	Seller Initials
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Listing is not ready to be Active in the MLS, but will be ready within 21 days

- Entered into the MLS as **Coming Soon** within 5 business days of the effective listing agreement.
- **Immediately** available in the MLS to thousands of Florida real estate professionals and their prospective buyers
- **WILL NOT** be made available for display on brokerage websites or national and international real estate platforms.
- **Limited** to market the listing as coming soon only.
- **NO SHOWINGS** while in Coming Soon the property **cannot** be shown until after the “Start Showing Date”.
- **Days on Market** is calculated from the “Start Showing Date”

Seller approved “Start Showing Date”: _____

Listing will go active on the “Start Showing Date”. This date may be modified at the request of the seller in writing but cannot go past 21 days from the date of entry.

Option 3: DELAYED MARKETING

Seller Initials	Seller Initials
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Listing is Active in the MLS, but I want to intentionally limit buyer exposure

- Entered into the MLS as **Active** within 5 business days of the effective listing agreement.
- **Immediately** available in the MLS to thousands of Florida real estate professionals and their prospective buyers
- **WILL NOT** be made available for display on brokerage websites or national and international real estate platforms.
- My property will only be publicly marketed as I specifically direct my broker.

Seller approved “Start Internet Marketing Date”: _____

This date may be modified at the request of the seller in writing.

The intent of this disclosure is to ensure Sellers are informed of the Multiple Listing Service (MLS) benefits and the marketing options available for their listing while keeping the listing broker in compliance with Space Coast Multiple Listing Service (Space Coast MLS) Rules and Regulations. **Initials next to the selected option, signatures of all parties, and applicable fields are required.**

THIS FORM ALONG WITH A COPY OF THE LISTING AGREEMENT MUST BE SUBMITTED TO THE MLS OFFICE WITHIN ONE (1) BUSINESS DAY OF SIGNATURES OF THE PARTIES. Complete the information requested and send via email to MLS@Space321.com

Seller / Lessor Signature: _____

Date: _____

Seller / Lessor Signature: _____

Date: _____

Listing Agent Signature: _____

Date: _____

Listing Broker/Managing Broker Signature (**REQUIRED**):

Date: _____

Listing Brokerage Firm Name: _____