

SellersChoiceMLS.com

Powered by: M.J. & Associates
374 High Street
Hanson, MA 02341

**NON-MLS LISTING FORM
AND
DELAYED LISTING FORM**

Revised 05/13/2005

Property Address: _____
(Street) (Town) (State)

Office Name: _____ Agent Name: _____

The date on which the Property was first listed with the Broker and the date on which the undersigned's listing agreement with the broker ends are:

_____ Contract Start Date

_____ Contract End Date
(1 Year from Start Date)

The undersigned owner(s) and seller(s) of the property described above (the "Property") has/have decided either (i) not to permit the Property to be listed with the multiple listing service (the "MLS") of MLS Property Information Network, Inc. ("MLS PIN") or (ii) to delay the listing of the Property with the MLS.

Please check the appropriate box to indicate the proper use of this Form: Non-MLS Listing [] Delayed Listing

If this is a Non-MLS Listing, the undersigned owner(s)/seller(s), by signing below, acknowledge(s) that the listing brokerage firm identified below (the "Broker") has fully informed the undersigned owner(s)/seller(s) of the potential benefits to the undersigned of using the MLS for the sale/lease of the Property. The undersigned, by signing below, acknowledge(s) those potential benefits and further acknowledge(s) the following:

1. That by not listing the Property with the MLS, (a) the Property will not be exposed to the more than 26,500 real estate agents who use the MLS and (b) without such exposure, the undersigned may not have the opportunity to achieve the highest market valuation for the Property.
2. That the decision not to list the Property with the MLS is solely the decision of the undersigned, initiated by the undersigned.
3. That the Broker is a subscriber to MLS PIN and, as such, the Broker has an obligation to report all properties to MLS PIN for listing with the MLS, unless the owner/seller, at its own initiative, decides that it does not want the property listed with the MLS.

If this is a Delayed Listing, the undersigned, by signing below, acknowledge(s) the following:

- A. That the following is the date on which the Property is first to be listed with the MLS (if that date has been determined):

_____ MLS Entry Date
(Date you want Listing to Start)

- B. That statements 1 through 3 listed above that are applicable to a Non-MLS Listing also apply to a Delayed Listing during the period before the MLS entry date.

Each owner/seller must complete the following:

M.J. & Associates
Name of Brokerage Firm (Please Print)

Name of Agent (Please Print)

Name(s) of Owner(s)/Seller(s) (Please Print)

Name(s) of Owner(s)/Seller(s) (Please Print)

Signature(s) of Owner(s)/Seller(s) / Date

Signature(s) of Owner(s)/Seller(s) / Date