



SELLER'S WAIVER OF MLS BENEFITS AND PUBLIC MARKETING

Participants (brokers) and their affiliated agents who subscribe to the South Padre Island MLS are required to submit listings to the MLS to help match sellers and buyers efficiently and cooperate with other Participants as required by MLS policies, rules, and participant's and subscriber's MLS Participation Agreement. Only after signed authorization by the property seller(s)/owner(s) and emailed submission* of the Seller's Waiver of MLS Benefits and Public Marketing (the "Waiver") to SPIBOR can the broker withhold a specific listing from the MLS.

By initialing below Seller(s) acknowledges:

_____ **EXCLUDING THE PROPERTY FROM THE MLS LIMITS MARKET EXPOSURE TO AGENTS AND BUYERS:**
Seller(s) By excluding your property from SPIBOR MLS, Seller(s) acknowledges that:

- 1) Agents and brokers from real estate offices participating in the MLS (and their clients) may not be aware that the property is for sale;
- 2) Seller's property information will not be disseminated by MLS to real estate and advertising websites (including social media) utilized by the general public, such as national or local real estate portals, national and franchise brokerage websites;
- 3) exposure of the Seller's property to potential buyers will be limited to word of mouth to a limited network of buyers;
- 4) showings and open houses will not be conducted, except for singular showings to potential buyers arranged by the listing broker;
- 5) the reduction in public marketing and exposure could adversely affect the number of offers received and final sales price;
- 6) if Seller's property is publicly marketed, then it must be submitted to SPIBOR MLS and disseminated to other MLS members within one (1) business day of any public marketing.

To be valid, this Waiver must be initialed and signed by the Seller(s), emailed to lindsey@spirealtors.com within 48 hours of the original listing agreement, and kept on file with the listing agreement. Seller(s) has instructed the listing broker that his/her listing should not be disseminated by SPIBOR, and Seller understands the restrictions on public marketing by excluding the property from the MLS.

By signing below, Seller(s) affirms that Seller(s) has read, understands, acknowledges, and has received a copy of the fully executed **SELLER'S WAIVER OF MLS BENEFITS AND PUBLIC MARKETING**

_____ Seller (Print)	_____ Seller (Sign)	_____ Date	
_____ Seller (Print)	_____ Seller (Sign)	_____ Date	
_____ Property Address	_____ City	_____ State	_____ ZIP Code
_____ Listing Brokerage Office Name			
_____ Listing Broker / Participant (Print)	_____ Listing Broker / Participant (Sign)	_____ Date	
_____ Listing Agent (Print)	_____ Listing Agent (Sign)	_____ Date	

*Completed Seller's Waiver of Broker Cooperation via MLS and Public Marketing should be emailed to lindsey@spirealtors.com