



SELLER ADVISORY AND AUTHORIZATION TO EXCLUDE LISTING FROM GREATER LA CROSSE MLS CORP.

Property Address (Please print clearly): _____

City: _____ ZIP: _____

- 1. Greater La Crosse MLS Corp. Maintains a multiple listing service (MLS) for the benefit of its participants and subscribers who agree to abide by its MLS Rules and Terms of Service. Listing information submitted to the MLS describes the property, price, and other terms and conditions under which a seller's property is offered for sale, including but not limited to the listing broker's offer of compensation to other brokers. These listings are available to all Greater La Crosse MLS Corp. participants and subscribers and their potential buyers through its subscription website, Broker IDX Display websites, as well as to the general public through Metro MLS public website and (if permitted by Seller) third party real estate websites that receive MLS data from Metro MLS. Such listing information may also be submitted as a reciprocal listing with WIREX.
2. Authorization Required to Exclude Property from Greater La Crosse MLS Corp. MLS Rules require all real estate brokers, who are participants and their subscribers in the MLS to submit to Greater La Crosse MLS Corp. all their exclusive right to sell and exclusive agency listings located in Greater La Crosse MLS Corp.' territorial jurisdiction, within 72 hours after obtaining all necessary signatures of the seller(s) for such listing. However, a seller may refuse to permit the listing to be disseminated by Greater La Crosse MLS Corp., in which case the listing broker must submit to Greater La Crosse MLS Corp. this certification, signed by the seller and the broker along with the listing contract at time of submission of MLS Profile sheet. If form does not accompany listing contract, a fine of \$250 per day will be assessed to the Broker until form is received.
3. NOTICE AND ACKNOWLEDGMENT. BY EXCLUDING SELLER'S PROPERTY FROM THE MLS, SELLER ACKNOWLEDGES THE FOLLOWING (SELLER MUST INITIAL EACH):

(A) SELLER'S PROPERTY WILL NOT BE INCLUDED IN THE MLS DATABASE AVAILABLE TO REAL ESTATE AGENTS AND BROKERS WHO SUBSCRIBE TO GREATER LA CROSSE MLS CORP SERVICE AND THEIR BUYER CLIENTS, NOR TO THE GENERAL PUBLIC THROUGH METRO MLS PUBLIC WEBSITE; _____

(B) GREATER LA CROSSE MLS CORP. WILL NOT MAKE AVAILABLE INFORMATION ON SELLER'S PROPERTY TO OTHER REAL ESTATE WEBSITES USED BY THE GENERAL PUBLIC TO SEARCH FOR PROPERTIES FOR SALE; _____

(C) REAL ESTATE AGENTS, BROKERS AND MEMBERS OF THE PUBLIC CONSEQUENTLY MAY BE UNAWARE OF THE AVAILABILITY OF SELLER'S PROPERTY OR THE TERMS AND CONDITIONS UNDER WHICH SELLER IS MARKETING THE PROPERTY; AND _____

(D) THE REDUCTION IN EXPOSURE OF SELLER'S PROPERTY TO OTHER REAL ESTATE OFFICES AND PROSPECTIVE BUYERS MAY REDUCE THE NUMBER OF OFFERS AND ADVERSELY IMPACT THE PRICE OR TERMS SELLER RECEIVES. _____

Seller understands the above, and instructs Real Estate Agent not to submit the Property to Greater La Crosse MLS Corp. for inclusion in the MLS for the following reason(s): _____

Seller hereby instructs Real Estate Agent to exclude the Property from the MLS for the following period (check one and enter date):

[] Temporarily, until _____ (date) or _____

[] Permanently during the listing period provided for in the listing agreement. Contract expiration _____ (date).

Seller certifies that Seller understands the consequences of excluding his/her property from Greater La Crosse MLS Corp. MLS. By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this authorization.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Broker Signature: _____ Date: _____

Listing Agent Signature: _____ Date: _____

Office Code: _____ Office Name: _____

Listing Agent Name (Please print clearly): _____

AUTHORIZATIONS WITHOUT THE SIGNATURE OF THE BROKER, LISTING AGENT AND SELLER WILL NOT BE ACCEPTED
This form must be submitted with a copy of the Listing Contract at time of listing submission to the MLS.

MLS Use Only: Approved By: _____ MLS# _____