



SELLER'S INSTRUCTION TO OMIT LISTING PHOTOGRAPH FROM MLSLISTINGS INC. MULTIPLE LISTING SERVICE

Property Address (Please print clearly): _____

County: _____ City: _____ ZIP: _____ MLS Area No.: _____

If already listed on the MLS, MLS number _____

1. **Notice to Seller.** MLSListings Inc. (MLSListings) 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. MLS Rules require on all exclusive right to sell and exclusive agency listings on 1-, 2-, 3- and 4-unit residential property located in MLSListings' territorial jurisdiction, a photograph of the front of the building within 72 hours after listing. On new construction, a realistic artistic rendering of the intended appearance of the front of the building will suffice until the building is completed, at which time an appropriate photograph must be submitted.

Research has shown that photographs are an important marketing tool. Listings on MLSListings' MLS are available to over 18,000 MLSListings participants and subscribers and their potential buyers through its subscription website, to many thousands more through MLS data sharing and to the general public through public websites.

MLS Rules require that if a seller refuses to permit the listing to show a photograph, the listing broker must obtain and retain seller authorization.

2. **Seller's Certification.** Seller understands that real estate brokers and agents seeking properties for their clients and prospective buyers researching properties on their own are far less likely to become interested in a listing without a photo and as a result, the property may take longer to sell.

3. **Seller's Instruction to Omit Photograph from MLSListings' MLS.** Seller instructs Broker not to submit a photograph of the Property to MLSListings (Please check one and enter date):

- Temporarily, until _____ (date) or,
- Permanently during the listing period provided for in the listing agreement. Contract ends _____ (date)

Seller certifies that Seller understands the consequences of omitting a photograph of his/her property from MLSListings' 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:** _____

Listing Agent Name: (Please print clearly) _____

Real Estate Broker (Firm) _____ **Broker Code:** _____

Office Address: _____ **City:** _____

Telephone: _____ **Fax:** _____ **Email:** _____

This certification must be submitted to the MLS only on request.