



SELLER'S AUTHORIZATION TO OMIT LISTING PHOTOGRAPHS FROM THE MLS

Property Address (please print clearly): _____

County: _____ City: _____ ZIP: _____ MLS

Area #: _____

MLS # (if applicable): _____

- 1. Notice to Seller.** All listings that are entered into the MLS for sale or lease must include a property photograph within 72 hours after entry. Properties with existing buildings must include a photograph of the front of the building. 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 are available to over 16,000 MLSListings participants and subscribers, and their potential buyers, and to the general public through data sharing and through public websites.

MLSListings rules require that if a seller refuses to permit the listing to include a photograph, then within 72 hours the listing must have an MLS-provided "**Seller Prefers No Photo**" image published and the listing broker must have this certification, **signed by the seller** to exclude a primary image. This certification must be provided to the service **only upon request**.

- 2. Seller's Certification.** Seller understands that 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 Authorization to Omit Photograph from MLSListings.** Seller instructs broker not to submit a photograph of the property to MLSListings (please check one and enter date):

- Temporarily, until _____ (date)
- 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 subject property from the MLS. By signing below, seller acknowledges that seller has read, understands, accepts, and has received a copy of this authorization.

Seller(s) Signature: _____

Date: _____

Listing Agent Name (please print clearly): _____

Real Estate Firm: _____ Broker Code: _____

Office Address: _____ City: _____

Telephone: _____ Email: _____