

STANDARD BERKSHIRE COUNTY MULTIPLE LISTING SERVICE
EXCLUSIVE RIGHT TO SELL CONTRACT ADDENDUM
REFUSAL TO LIST PROPERTY IN MLS

DATE REC'D

1. PARTIES

Seller Name(s) _____ (“SELLER”)
 Broker Name _____ (“BROKER”)
 Address _____ (“Property”)

▶ **2. CONTRACT REVISION:** The Multiple Listing Service (“MLS”) is hereby notified that the SELLER(s) of the property located above has been fully informed by the BROKER of all of the benefits of using MLS, and does not wish their property listed for sale through the Multiple Listing Service of the Berkshire County Board of REALTORS®, Inc. under the following conditions:

The SELLER(s) has/have requested that, for the entire duration of the exclusive contractual agreement, the BROKER **DOES NOT DISSEMINATE OR PUBLISH** this property information in:

- Or -

The SELLER(s) has/have requested that the BROKER **DELAY DISSEMINATION AND PUBLICATION** of this property information in the MLS database of Berkshire properties for sale, until _____.

3. SELLER ACKNOWLEDGEMENT: SELLER(s) acknowledge that while the property is withheld from the Multiple Listing Service, the above referenced property **WILL NOT** be advertised using the tools of the MLS, including but not limited to.

- The Multiple Listing Service (MLS) database of Berkshire properties for sale
- The MLS broker-to-broker e-mail message board system
- The MLS Open House featured listings, displayed online or within the MLS system
- The www.BerkshireRealtors.com and www.BerkshireMLS.com websites
- The Realtor.com website, or any auto syndication feeds to Zillow, Trulia or Point2Agent by the MLS
- Any broker websites using the Internet Data Exchange (IDX) Property Search of MLS listings
- Or in any other mechanism or location designed for the exclusive benefit of the participants of the MLS.

SELLER(s) further acknowledge and agrees;

- That the decision to withhold the Property from the MLS is solely the decision of the SELLER, and initiated by the SELLER.
- That the BROKER is obligated by the Code of Ethics of the National Association of REALTORS® to cooperate and work with other REALTORS® except when cooperation is not in your best interest.
- That the BROKER has not made an offer of compensation to other brokers in the MLS for securing a buyer for this property. This does not preclude the BROKER from choosing to do so individually, provided the amount of compensation and company policy regarding the payment of compensation, if any, is disclosed to you at the time of entering into the Exclusive Right to Sell Agreement.

▶ _____

SELLER:	DATE	AUTHORIZED BROKER	DATE
----------------	-------------	--------------------------	-------------

SELLER: _____ **DATE** _____ **For:** _____
BROKERAGE NAME

