



Great Plains REALTORS® Multiple Listing Service (MLS)
Seller Acknowledgement – Waiver of MLS Benefits



Addendum to Listing Agreement for Property located at:

(Address)

NOTICE: Signing this document authorizes your real estate agent to withhold the sharing of information from over 2,000 Omaha area real estate professionals that are members of the MLS unless Box-A below is checked.

The Omaha Area Board of REALTORS® wants you to understand that cooperation between real estate agents maximizes market exposure to potential buyers for your property. Exposure through the MLS system is very likely in your best interest and it is important that you make an informed decision. Please consider these five points:

1. Information can be shared with other agents even before your property is available for showings. The MLS is a private computer network with password-access granted only to members. The sole purpose of the MLS system is for real estate agents to cooperate with each other by sharing information and establishing terms of compensation.
2. The MLS system should not be confused with a public Internet site. When your property's listing is processed in the MLS system, the information is shared with over 2,000 MLS agents, but showings and public advertising can be delayed until such time you and your agent agree.
3. The Omaha Area Board of REALTORS® wants you to avoid a potentially uncomfortable financial decision where you receive an offer to purchase your property from a single buyer, before your property information is made available to all potentially-interested buyers in the market.
4. The Omaha Area Board of REALTORS® believes it may be in your best interest to share your property information with all real estate agents in the area. The highest price for a property is normally achieved when you expose your property to the largest pool of interested buyers.
5. In the greater Omaha area billions of dollars in successful real estate transactions are closed via the MLS system each year. Approximately 80 percent of those transactions involve cooperation between more than one real estate office. For sellers, the top sale price is more likely when cooperation is made available through the MLS system.

CHECK ONE only after reading and understanding the statements above:

A. I authorize my agent to share information with cooperating real estate agents in the MLS; however no showings to prospective buyers until:
_____.

B. I DO NOT authorize my agent to share property information with cooperating real estate agents in the MLS.

(Seller) _____ (Date) _____

(Seller) _____ (Date) _____

(Listing Agent) _____ (Date) _____

(Listing Broker/Mgr.) _____ (Date) _____

Only forms with Box-B checked above need to be filed with the MLS office.