

Office Exclusive Listing Contract Addendum

(This form will be filed with the RASE For Sale Listing Contract maintained by the Listing Office and available upon request by the RASE MLS.)

This is an addendum ("Addendum") to the RASE For Sale Listing Contract dated _____ on property known as _____ ("Property"), in which _____ is referred to as Seller and _____ is referred to as Broker.

1. Broker is a participant/subscriber of REALTOR® Association of the Sioux Empire Multiple Listing Service (MLS). The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. Property Information submitted to the MLS describes price, terms and conditions under which the Seller's property is offered for sale.
2. Seller understands the purpose of the MLS is to disseminate current real estate listings to all MLS participants and subscribers and the potential buyer clients of those MLS participants and subscribers exposing the Seller's property to all real estate agents and brokers who are participants or subscribers of RASE MLS, and their potential buyer clients.
3. The MLS may transmit the MLS database to internet sites that display property listings online for advertisement (IDX).
4. The Seller's choice of an office exclusive listing or including in the MLS database is optional.
5. Seller acknowledges and understands by excluding the Seller's property from the MLS:
 - a. Real estate agents and brokers from other real estate offices who have access to the MLS, and their buyer clients, may not be aware the Seller's property is available and offered for sale.
 - b. Information about Seller's property will not be included in the data transmitted to various internet websites used for public searches.
 - c. Real estate agents, brokers and members of the public may not be aware of terms and conditions seller is marketing their property.
 - d. May lower the number of offers and negatively impact the sales price as well as time necessary to sell.
6. Seller understands and acknowledges neither the Broker, nor the Seller, may publicly market the Seller's property, which may include but not limited to:
 - a. Place a for sale sign at the Seller's property.
 - b. Display property flyers in the window at the Seller's property or Broker's office(s).
 - c. Digitally market on public facing websites.
 - d. Display or include on Broker or Brokerage's websites including IDX or VOW.
 - e. Include in digital communication marketing such as email blasts or social media.
 - f. Any application, print media, or digital media available or accessible by the public.
 - g. Properties on an Office Exclusive Listing Contract may only be marketed to real estate agents associated with the Broker's office.
7. Seller has read and understands the above information and directs the Broker that information about the above referenced property will not be included in the RASE MLS database or be disseminated through the RASE MLS to other MLS participants or subscribers or their buyer clients.

Seller Signature: _____

Date: _____

Seller Signature: _____

Date: _____

Seller Signature: _____

Date: _____

Seller Signature: _____

Date: _____

Brokerage Firm: _____

By Agent: _____

Date: _____