

Authorization to Exclude From MLS Addendum

Document #1260

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Page 1 of 2

This form is an addendum to the Listing Agreement dated February 20th, 2017
DATE YEAR
 for the property at 12830 NW Laidlaw Road, Portland, OR 97229
PROPERTY ADDRESS, CITY, STATE, ZIP
 between Dave Van Nus of the office of MORE Realty
NAME OF BROKER NAME OF BROKERAGE FIRM
 and Barbara and John Wickham
SELLER(S)

1. MULTIPLE LISTING SERVICE: Broker is a subscriber to the Regional Multiple Listing Service, Inc. ("RMLS™"), which disseminates information to the more than 13,000 other real estate brokers who subscribe to RMLS™. The purpose of RMLS™ is to support its participants by bringing together buyers and sellers through the cooperative efforts of our participating firms, resulting in quick, efficient and well-managed sales, providing the greatest convenience to sellers and buyers.

SELLER(S) INITIALS

2. MANDATORY SUBMISSION TO MLS: RMLS™ requires brokers participating in the service to submit all exclusive right to sell and exclusive agency listings to RMLS™ within 72 hours of obtaining a signed listing agreement (or, if later, the date specified for marketing to begin), unless a broker submits this Authorization to Exclude From MLS Addendum signed by Seller(s) agreeing to exclude the listing from the multiple listing service.

SELLER(S) INITIALS

3. EXPOSURE TO BUYERS THROUGH MLS: Listing property with the MLS exposes a seller's property to all real estate brokers who subscribe to RMLS™, and to their buyer clients. RMLS™ may further transmit the MLS database to internet sites that post property listings online. Cooperation among brokers from many brokerage firms, by including the listing in the MLS increases a seller's chances of identifying a qualified buyer and obtaining fair market value for the property.

SELLER(S) INITIALS

4. REALTOR® CODE OF ETHICS: As members of the National Association of Realtors® (NAR), all RMLS™ subscribers follow NAR's strict Code of Ethics required of all REALTORS®. They agree to cooperate with all brokers in making property available for showings to prospective buyers, and adhere to strict NAR guidelines for the presentation and negotiation of contracts, thus furthering the interest of both the client and the public.

SELLER(S) INITIALS

5. IMPACT OF EXCLUSION OF PROPERTY FROM MLS: If property is excluded from MLS, Seller understands and acknowledges that (a) real estate brokers from other real estate offices and their buyer clients, may not be aware that Seller's property is offered for sale, or on what terms; (b) information about Seller's property may not be transmitted to various real estate internet sites used by the public to search for property listings.

SELLER(S) INITIALS

6. CLOSED/PRIVATE LISTING CLUBS OR GROUPS: Closed or private listing clubs or groups are not the same as the MLS, as they are accessible to a limited number of licensees and provide significantly less exposure for listed property. If Broker is advocating use of a closed or private listing club instead of MLS exposure, Seller should understand why the Broker is advocating listing exposure to a smaller group of potential buyers, and the potential disadvantage to the Seller in terms of obtaining the highest and best offers possible for the property.

SELLER(S) INITIALS

Property Address: 12830 NW Laidlaw Road, Portland, OR 97229

7. FAIR HOUSING: Seller(s) affirm that their decision to exclude Seller(s)' property from the RMLS™ is based upon reasons other than a refusal or reluctance on Seller(s)' part to show, list, negotiate or sell property to an individual on the basis of membership in a protected class, e.g., race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by federal, state, and local fair housing laws.

SELLER(S) INITIALS [Signature]

8. SELLER OPT-OUT: Seller certifies that Seller understands the implications of not submitting property to RMLS™ and instructs Broker as follows (Check only one):

- a. ☒ Do not submit Property to RMLS™ until 3/29/2017 (date).
- b. ☐ Do not submit Property to RMLS™ during the entire listing provided for in the Listing Agreement.
- Effective date: _____ Expiration Date: _____

By signing below, Seller(s) acknowledge that Seller(s) have a valid reason to exclude property from the MLS. Seller(s) have read, understand, accepted and received a copy of this form.

SELLER(S)
INITIALS

Broker has informed the Seller(s) of the negative impact of excluding the property from the MLS. **BROKER INITIALS**

BROKER INITIALS(

FIRM NAME MORE Realty Phone 503-891-4860

BROKER Signature [Signature] Date 3/2/2017

PRINCIPAL/DESIGNATED BROKER Name Paul Knighton
(Oregon: Principal Broker; Washington: Designated Broker)

PRINCIPAL/DESIGNATED BROKER Signature _____ Date _____

SELLER Name Barbara Wickham Signature [Signature] Date 3/21/2015

SELLER Name John Wickham, Sr. Signature [Signature] Date 3/21/2017
(If legal representative or attorney-in-fact state capacity and name of real party in interest)

ADDRESS 12830 NW Laidlaw Road

ADDRESS Portland, OR 97229

Phone (w) 9716785962 (h) _____

Submit this form to RMLS™ within 72 hours of the effective date of Listing Agreement

dataaccuracy@rmls.com or rules@rmls.com
Fax: 503-230-0689 or 877-256-2170 (outside of Portland)
8338 NE Alderwood Road, Suite 230 Portland, OR 97220