



SELLER INSTRUCTION TO EXCLUDE LISTING FROM THE MULTIPLE LISTING SERVICE OR LISTING INFORMATION FROM INTERNET (C.A.R. Form SEL, REVISED 4/09)

This is an addendum ("Addendum") to the [] Residential Listing Agreement-Exclusive, [] Residential Listing Agreement-Agency, [] Residential Listing Agreement - "Open", [] Other ("Agreement") dated _____ on property known as _____

_____ ("Property"), in which _____ is referred to as Seller and _____ is referred to as Broker.

- 1. MULTIPLE LISTING SERVICE: Broker is a participant/subscriber to the _____ 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 also describes the price, terms and conditions under which the Seller's property is offered for sale (including but not limited to the listing broker's offer of compensation to other brokers). It is likely that a significant number of real estate practitioners in any given area are participants or subscribers to the MLS. The MLS may also be part of a reciprocal agreement to which other multiple listing services belong. Real estate agents belonging to other multiple listing services that have reciprocal agreements with the MLS also have access to the information submitted to the MLS.
2. EXPOSURE TO BUYERS THROUGH MLS: Listing property with an MLS exposes a seller's property to all real estate agents and brokers who are participants or subscribers to the MLS, all real estate agents and brokers receiving access to the MLS by way of an MLS reciprocal agreement, and potential buyer clients of those agents and brokers. The MLS may further transmit the MLS database to Internet sites that post property listings online, including national compilations of properties for sale (such as Realtor.com) and possibly even international compilations of properties for sale (such as worldproperties.com).
3. MANDATORY SUBMISSION TO MLS: The MLS generally requires brokers participating in the service to submit all exclusive right to sell and exclusive agency listings for residential real property or vacant lots to the MLS within 48 (or [] _____) hours of obtaining all necessary signatures of the seller(s) on the listing agreement. However, Broker does not need to submit the listing to the MLS, or can elect to exclude the listing or certain listing information from appearing on certain Internet sites even if the listing is submitted to the MLS, if within that same period Broker submits to the MLS such an instruction signed by Seller (such as C.A.R. form SEL or a similarly required MLS form).
4. [] SELLER EXCLUSION OF PROPERTY FROM MLS: Seller advises Broker that Seller elects to exclude the Property from the MLS. Seller understands and acknowledges that if this option is checked: (i) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to that MLS may not be aware that Seller's Property is offered for sale; (ii) Seller's Property will not be included in the MLS's download to various real estate Internet sites that are used by the public to search for property listings; and (iii) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property.

If this option is checked, Seller certifies that Seller understands the implications of not submitting the Property to the MLS. Seller instructs Broker not to submit the Property to the MLS (Check one): [] for a period of _____ calendar days from the commencement of the listing, [] until _____ (date) or, [] during the listing period provided for in the Agreement.



Property Address: _____ Date: _____

5. SELLER OPT-OUT OF INTERNET DISPLAY: (Check A or B or neither. Only check if applicable.)

A. Exclusion of Property from Internet: Seller requests that Broker advise the MLS that Seller does not want the Property to be displayed on the Internet. Seller understands and acknowledges that if this option is checked, consumers who search for listings on Internet sites may not see information about the Property in response to their search.

OR B. Exclusion of Property Address from Internet: Seller requests that Broker advise the MLS that Seller does not want the address of the Property to be displayed on the Internet. Seller understands and acknowledges that if this option is checked, consumers who search for listings on Internet sites may not see the Property's address in response to their search.

6. SELLER OPT-OUT OF FEATURES ON MLS PARTICIPANT AND SUBSCRIBER WEBSITES: (Check A or B or both or neither. Only check if applicable.)

A. Exclusion of Comment or Property Review Feature from MLS Participant or Subscriber Websites: Seller requests that Broker advise the MLS that Seller does not want visitors to MLS participant or subscriber Websites that display the Property listing to have (i) the ability to write comments or reviews about Seller's Property on those sites; or (ii) the ability to hyperlink to another site containing such comments or reviews if the hyperlink is in immediate conjunction with Seller's Property. Seller understands and acknowledges (i) that this opt-out applies only to the Websites of MLS participants and subscribers who are real estate broker and agent members of an MLS; (ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other Internet sites.

B. Exclusion of Automated Estimate of Property Value Feature from MLS Participant or Subscriber Websites: Seller requests that Broker advise the MLS that Seller does not want MLS participant or subscriber Websites that display the Property listing to operate (i) an automated estimate of the market value of the Property; or (ii) the ability to hyperlink to another site containing such automated estimate of the market value of the Property if the hyperlink is in immediate conjunction with Seller's Property. Seller understands and acknowledges (i) that this opt-out applies only to the Websites of MLS participants and subscribers who are real estate broker and agent members of an MLS; (ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Broker nor the MLS may have the ability to control or block such features on other Internet sites.

By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Addendum.

Seller _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Seller _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Firm) _____
By (Agent) _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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Reviewed by _____ Date _____

