

BALDWIN | MLS

CONFIDENTIAL LISTING ADDENDUM

Certification by Property Owner to Withhold Listing from Baldwin MLS

The undersigned Seller(s) owns the property at:

_____	_____	_____	_____
Address	City	State	Zip

The Seller(s) of the property identified above understands that withholding their property listing from the Baldwin MLS will:

- A. Reduce the marketing exposure your property will receive by not:
 - a. Notifying over 2,500 in Baldwin REALTORS® MLS your property is available for sale.
 - b. Notifying hundreds of potential buyers who are working with BALDWIN REALTORS® that your property is available for sale.
 - c. Advertising your property on thousands of REALTOR® websites.
 - d. Advertising your property on national websites through the MLS; I.E. Realtor.com, Homes.com, etc.
- B. Eliminate the benefit of scheduling showings 24/7 through Baldwin MLS Showing Service.

I/we understand the above-mentioned marketing restrictions. Unless otherwise specified, this listing will be entered into the MLS upon the sale of the property for comp purposes. **Note – when entering the listing into the MLS at a future date, the Effective or Expected On Market, whichever is later, of the listing agreement is the List Date when entering the listing.**

_____	_____
Seller Signature	Date

_____	_____
Seller Signature	Date

_____	_____	_____	_____
Listing Agent Signature	Listing Agent Name (Print)	Listing Agent ID	Date

_____	_____	_____	_____
Listing Company	Broker Name (Print)	Office ID	Date

Please submit this form to Baldwin MLS at MLS@BaldwinRealtors.com within three (3) business days from the effective date of the listing agreement.

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Frequently Asked Questions

What is this form for?

This form, or a form with similar information, is required to be submitted when a seller does NOT wish to market their property through Baldwin MLS.

When do I use this form?

When a seller directs you NOT to market their property through Baldwin MLS and only through your company.

When do I NOT use the form?

This form is NOT for facilitating the typical Coming Soon scenario or Clear Cooperation Policy.

If my sellers do not wish to market the listing through the MLS, do I still have to enter it?

No. You must submit this form AND the listing agreement to the MLS Compliance department at Baldwin MLS via email at MLS@BaldwinRealtors.com within three (3) business days of the effective date of the Listing Agreement.

What if my sellers change their minds and want to begin marketing the listing through the MLS?

A withheld listing can, with your seller's permission, be entered into the MLS system at any time.

PLEASE NOTE: The list date entered on that listing in the MLS MUST reflect the Effective or Expected On-Market Date on the listing agreement, whichever is later.

What if I want to enter the listing for comp purposes?

We encourage you to enter the listing after it has closed for comp purposes. Having the listing entered will make it easily available for comp purposes and benefit future buyers and sellers.