

BALDWIN | MLS

DELAYED MARKETING EXEMPT LISTING ADDENDUM

Certification by Property Owner to Enter a Delayed Marketing Exempt Listing into the Baldwin MLS

Address

City

State

Zip Code

The Seller(s) of the property identified above understands that entering a Delayed Marketing Exempt Listing (DMEL) into the Baldwin MLS will:

A. Eliminate marketing exposure for your property by not:

- Advertising your property on thousands of REALTORS® websites through IDX.
- Advertising your property on national websites through the MLS; i.e. Realtor.com, Homes.com, etc.

B. Days on Market (DOM) and Cumulative Days on Market (CDOM) will start to accrue immediately at the time the DMEL is listed in the Baldwin REALTORS® MLS and will not reset if/when the listing is marketed to the public.

Broker and Seller have the following professional relationship:

- Designated Single Agency Exclusive Agency Dual Agency
 Limited Services Broker Transaction Facilitator

I/we understand the above-mentioned marketing restrictions by entering a Delayed Marketing Exempt listing into the Baldwin REALTORS MLS and understand I/we can request our listing to be syndicated and publicly marketed at any time.

Seller Name (Print)

Seller Signature

Date

Seller Name (Print)

Seller Signature

Date

Agent Name (Print)

Agent Signature

Date

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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 to the public but wants it entered into the BR MLS to be disseminated to all BR MLS members.

When do I use this form?

When a seller directs you NOT to market their property through syndication or IDX when entering the listing into the BR MLS.

When do I NOT use the form?

This form is NOT for facilitating the typical Coming Soon scenario, Brokerage Exclusive, or Confidential listings.

How do I enter a Delayed Marketing Exempt Listing into the BR MLS?

Enter the listing just as you would enter an active listing. Be sure to mark all the fields under the syndication settings to "No".

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

No. You must submit a Confidential Form AND the listing agreement to the MLS Compliance department at Baldwin MLS via email at Compliance@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 publicly?

Fill out and sign the Exempt Listing to Active Form along with your seller's signature(s). Once you have that document fully signed, go to the maintenance area of your listing and mark the syndication options as "Yes."

Do Delayed Market Exempt Listings satisfy Clear Cooperation Policy requirements?

Yes, because Delayed Market Exempt Listings are entered into the MLS, they satisfy the Clear Cooperation Policy requirements.

Can I or my seller put a sign in the yard or market the Delayed Marketing Exempt Listing on social media?

Yes, because the Clear Cooperation Requirements are met, the seller and listing agent may advertise the listing any way they see fit.