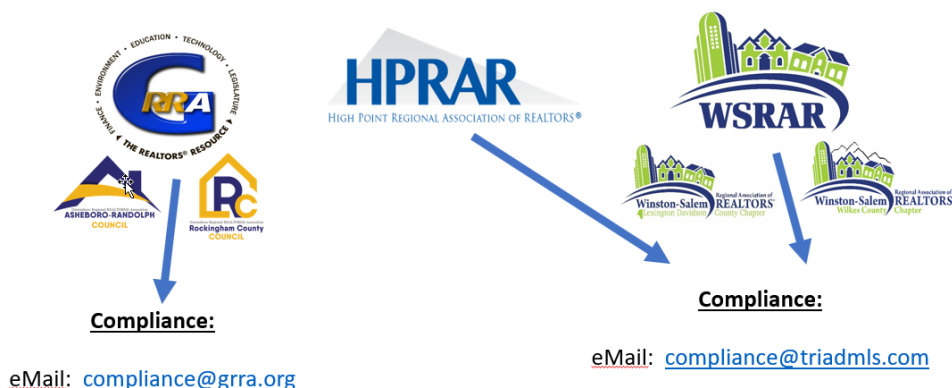


Submit to appropriate compliance address listed below:



This **Office Exclusive Seller Authorization** is an addition to the listing agreement between the Seller(s) and the Listing Brokerage identified below. **This addendum must be executed and submitted to the appropriate Compliance Department within one (1) business day of the Marketing Date on Listing Agreement. (If member of GRRAR, submit to compliance@grra.org. If a member of HPRAR or WSRAR, submit to compliance@triadmls.com.)**

The National Association of REALTORS® Clear Cooperation Policy 8.0:

Section 1.01 – Clear Cooperation

Within one (1) business day of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public. (Adopted 11/19)

Note: Exclusive listing information for required property types must be filed and distributed to other MLS Participants for cooperation under the Clear Cooperation Policy. This applies to listings filed under Section 1 and listings exempt from distribution under Section 1.3 of the NAR model MLS rules if it is being publicly marketed, and any other situation where the listing broker is publicly marketing an exclusive listing that is required to be filed with the service and is not currently available to other MLS Participants.

Section 1.4 Exempted (Office Exclusive) Listings

If a valid listing agreement exists between the listing broker and seller, and seller refuses to permit the listing to be disseminated by the Service, the Participant may then take the listing ("office exclusive") and such listing shall be filed with the Service, but not disseminated to other participants. Filing of this listing should be accompanied by a certification (Office Exclusive Addendum or substantially similar) signed by seller that he/she does not desire the listing to be disseminated by the Service. Upon demand, the Board of Directors of each Shareholder or of those Associations of REALTORS® who subscribe to the Service, or Triad MLS shall have the right to review the original listing contract and, if applicable.

Note: MLS Participants must distribute exempt listings within (1) one business day once the listing is publicly marketed. See Section 1.01, Clear Cooperation.

"Office exclusive" listings are an important option for sellers concerned about privacy and wide exposure of their property being for sale. In an office exclusive listing, direct promotion of the listing between the brokers and licensees affiliated with the listing brokerage, and one-to-one promotion between these licensees and their clients, is not considered public advertising.

Common examples include divorce situations and celebrity clients. It allows the listing broker to market a property among the brokers and licensees affiliated with the listing brokerage. If office exclusive listings are displayed or advertised to the general public, however, those listings must also be submitted to the MLS for cooperation.

By signing this addendum, Seller(s) are acknowledging

1) A fully executed Listing Agreement was signed on	MM / DD / Year
2) Seller(s) acknowledge Listing Firm cannot offer any Public Marketing on an Office Exclusive Listing. The only marketing efforts can be within the Listing Firm. Upon any Public Marketing, Listing Firm is required to submit the listing to Triad Multiple Listing Service offering cooperation.	Seller(s) initials
3) Seller(s) acknowledges that upon the close of the sale, the property may be entered into the Multiple Listing Service for comparable purposes.	Seller(s) initials

Seller acknowledges and accepts the consequences of limiting the exposure to the market and withholding the property from being actively marketed in the Multiple Listing Service offering cooperation. (*****Except as permitted in item 3 above.***)

Property Address

Seller Signature

Date

Seller Signature

Date

Listing Agent Signature

Date

Head Broker Signature, on behalf of....

Date

Listing Brokerage (print name)