



# MLS Status Disclosure Form

*The PURPOSE of an MLS is the orderly correlation and dissemination of listing information to Participants so they better serve the buying and selling public.*

Unless your property has an Active status in the MLS, your property is:

- NOT DISPLAYED ON OTHER BROKER WEBSITES
- NOT DISPLAYED ON REALTOR.COM
- NOT DISPLAYED ON INTERMOUNTAINMLS.COM
- NOT SEARCHABLE IN LISTINGBOOK
- MISSES 1000'S OF POTENTIAL BUYERS
- NOT SEARCHABLE IN MLSMOBILE APP

### Choose One Status:

Coming Soon (Entered as a listing in MLS. All listing rules apply. Upload form to associated documents in Paragon. Not disseminated to 3<sup>rd</sup> party sites. Automatically changes to New after 14 days. Cannot be re-entered as coming soon until after 30 days off market. Cannot be cancelled prior to 14 days and relisted as Coming Soon until after 30 days off market. Can be changed to an active listing in MLS prior to 14 days.)

Office Exclusive (**Cannot** be used for Coming Soon Marketing, this will result in a fine up to \$1,000. Must be entered into MLS as an Unpublished Sold after property closes.) Upload form to associated documents in Paragon.

I hereby certify that the brokerage: \_\_\_\_\_ has informed me of the benefits available to me via the Broker's association with Intermountain MLS.

**By instructing the Agent/Broker to only place my property in the MLS as a Coming Soon status, or Office Exclusive, I understand that:**

a.) My property will not be included and will not be automatically updated on national and/or local Agent/Broker websites \_\_\_\_\_ (seller(s) initial),

b.) My property may sell at a lower price than might otherwise be obtained \_\_\_\_\_. (seller(s) initial)

However, as I have approved delaying/withholding my property from being an Active listing in the Multiple Listing Service, I hereby release the Broker from claims for any damages I would suffer as a result of this decision \_\_\_\_\_. (seller(s) initial)

**ADDRESS:** \_\_\_\_\_ **CITY/ST:** \_\_\_\_\_ **LIST DATE:** \_\_\_\_\_

**OWNER(S) SIGNATURE:** \_\_\_\_\_ / \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BROKER SIGNATURE (REQUIRED)** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**AGENT SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ALL FIELDS ARE REQUIRED INCLUDING SIGNATURES.** A complete and signed copy of this form **MUST** be uploaded into Paragon Documents. Incomplete or missing forms will deem the listing out of compliance. **Please do not send this form to the MLS office for coming soon listings.**