

Addendum to Listing Agreement for Property located at:
_____ (Address)

NOTICE: Signing this document authorizes your real estate broker to withhold the sharing of information from approximately 200 area real estate professionals that are members of the MLS.

The Ruidoso/Lincoln County Association of REALTORS® wants you to understand that cooperation between real estate brokers maximizes market exposure to potential buyers for your property. Exposure through the MLS system is very likely in your best interest and it is important that you make an informed decision. Please consider these points:

1. The Multiple Listing Service is believed to be a most effective method of achieving the quickest sale and highest price for your property
2. Buyers benefit from and appreciate the MLS system, too. The system allows buyers to select brokers of their choice and see all the properties that fit their needs regardless of which company listed the property. Without the MLS system, a buyer working exclusively with one broker may never know your property is on the market.
3. Once your property is entered into the MLS it will receive exposure on the Internet. Each day more and more buyers search the Internet to locate property.
4. Can immediately be included in automatic alerts to members and potential buyers
5. Because of the limited exposure to your property information, you may not receive the highest and best offer for your property.
6. In the Ruidoso/Lincoln County area hundreds of millions of dollars in successful real estate transactions are closed via the MLS system each year. Approximately 80 percent of those transactions involve cooperation between more than one real estate office. For sellers, the top sale price is more likely when cooperation is made available through the MLS system.
7. While the property is withheld from the MLS there can be no public marketing of the property to prospective buyers. Public Marketing includes but is not limited to: flyers displayed in windows, digital marketing on public facing websites, brokerage website displays (including IDX and VOW) digital communications marketing (email blasts), multi-brokerage listing sharing networks, applications available to the general public and placement of a "For Sale" sign on the listed property. 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. Failure to comply with the policy will result in fines to the listing broker. _____ / _____ **Seller(s) Initials.**

Owner Signature _____ Date _____

Owner Signature _____ Date _____

Broker Signature _____ Date _____

Office: _____

List Date: _____ Expiration Date: _____

This form must be submitted to the RLCAR MLS within 5 days of listing date.