

Listing Exemption Authorization for RESIDENTIAL DEVELOPMENT

A Residential Development is Real Property that includes a residence, owned by 1 person or entity and includes the sale of five (5) or more individual units. Examples include, but are not limited to, Master-Plan Communities, Condo Developments, and Tract Housing.

**Required property types on lot sizes of 40.001 acres or more, and/or located outside the BSCMLS service area, are optional for listing entry and therefore do not require this form to be submitted. Please refer to the "BSCMLS Service Area" section of the BSCMLS Policies & Procedures for more information.*

THIS FORM MUST BE SUBMITTED TO THE BIG SKY COUNTRY MLS BY 11 PM ON THE THIRD (3RD) DAY AFTER A LISTING AGREEMENT GOES INTO EFFECT

Today's Date: _____

Listing Date: _____ (the date the last signature was obtained on the listing contract, or the "start date", whichever came last)

Name of Community/Development/Building Complex: _____

Approximate Number of Units: _____

IF AVAILABLE, PLEASE ATTACH A COPY OF THE COMMUNITY/DEVELOPMENT PLAT MAP WHEN YOU SUBMIT THIS FORM TO THE BSCMLS

City: _____ STATE: _____ Zip: _____ COUNTY: _____

1. **MULTIPLE LISTING SERVICE:** Broker/Agent is a participant/subscriber with the Big Sky Country MLS ("BSCMLS"), the prevalent database of properties for sale in Southwest Montana that is disseminated to and accessible by all other real estate brokers/agents who are participants/subscribers to the MLS. The BSCMLS's purpose is to support its real estate professionals in their cooperative efforts to bring together buyers and sellers and assist in the real estate transaction process.
2. ***MANDATORY SUBMISSION TO MLS*:** The BSCMLS requires participating brokers in the MLS to submit all exclusive right to sell and exclusive agency listings to the MLS by 11 pm the third (3rd) weekday after the listing goes into effect. If the seller refuses to permit the listing to be disseminated by the service, such listings shall be filed with the service by submitting this Listing Exemption Authorization for **REAL PROPERTY DEVELOPMENT** properties, signed by the seller indicating that he/she does not desire the listing to be immediately disseminated by the service.
NOTE – "Weekdays" for the Big Sky Country MLS are defined as Monday thru Friday, excluding all Federal holidays and weekends.
3. **IMPACT OF EXCLUSION OF PROPERTY FROM MLS:** If the Property is excluded from the MLS, the Owner understands and acknowledges that (a) real estate brokers and managing brokers from another real estate offices who have access to the MLS, and their buyer clients, may not be aware that the Owner's Property is offered for sale; (b) information about the Owner's Property will not be transmitted by the BSCMLS to various real estate internet sites used by the public to search for property listings; and (c) real estate brokers, managing brokers and members of the public may be unaware of the terms and conditions under which the Owner is marketing the Property.
4. **EXPOSURE TO BUYERS THROUGH MLS:** Listing property with the MLS exposes the Property to all real estate brokers and managing brokers who are participants/subscribers of the MLS, and potential buyer clients of those brokers and managing brokers. As permitted by the listing broker, the MLS may further transmit the MLS database to Internet sites or applications that post property listings.
5. **ENTRY INTO MLS AFTER ACCEPTED BUY-SELL:** If listing goes under contract as a result of NOT being submitted to the MLS for cooperation with other MLS participants, the listing can only be entered for comparison purposes (with the permission of the seller) after the sale is final.
6. **SELLER OPT-OUT:** Owner authorizes Broker as follows (check ONLY one):
 - DO NOT submit Property to the MLS for a period of _____ calendar days from the commencement of the listing.
 - DO NOT submit Property to the MLS until _____, 20____.
 - DO NOT submit Property to the MLS for the entire term of the listing agreement.
 - DO NOT submit Property to the MLS until further written notice from Owner.

By signing below, the OWNER(S) acknowledge that they have read, understand, accept, and have received a copy of this form.

Owner Name: _____ Owner Name: _____

Owner Signature: _____ Owner Signature: _____

Date: _____ Date: _____

THIS SECTION MUST BE COMPLETED ONLY BY THE LISTING AGENT AND BROKER IN CHARGE OF THE LISTING BROKERAGE

Listing Office Name: _____ Listing Agent 1 Name: _____

Listing Office City: _____ Listing Agent 1 Signature: _____

Broker in Charge Name: _____ Listing Agent 2 Name: _____

Broker in Charge Signature: _____ Listing Agent 2 Signature: _____