

PROPERTY LIMITED MARKETING ADDENDUM

(This form is an addendum to your listing agreement)

1 SELLER: _____

2
3 PROPERTY: _____

4
5 The Multiple Listing Service (MLS) facilitates cooperation between real estate agents to successfully bring
6 sellers and buyers together, providing the broadest possible access to the market. There may be
7 circumstances in which a seller desires privacy by delaying public marketing or withholding distribution of
8 their property through the MLS for the entire listing agreement. This form describes SELLER's options.

9
10 SELLER controls with their agent how their property is marketed and may choose from various marketing
11 strategies based on specific needs, desired timeline, and market conditions. Each option below offers
12 different advantages in terms of listing exposure, marketing and pricing strategy, and timeline to sell.

13
14 SELLER has the following marketing choices available (*select one option*):

- 15
16 ☐ **Active with Full Distribution:** Listing is active and shown on the MLS and on all authorized third-party
17 websites. Showings are allowed.
18 Full Distribution results in the broadest exposure to the marketplace for your property, benefiting from
19 immediate visibility to every real estate professional with access to the MLS who can share the
20 information directly with prospective buyers, including by displaying the information on thousands of
21 websites and national real estate platforms.
- 22 ☐ **Active with Limited Marketing Distribution:** Listing is active, shown on the MLS, and can appear on
23 the Listing Broker's site only. Showings are available.
- 24 ☐ **Coming Soon with Full Distribution:** Listing is visible on the MLS and on all authorized third-party
25 websites. Showings are not yet available.
- 26 ☐ **Coming Soon with No Distribution:** Listing is visible on the MLS only and no other real estate
27 websites. Showings are not yet available.
- 28 ☐ **Private Office Exclusive/No Distribution:** Listing is active and visible on the MLS to the Listing
29 Brokerage only. (*This option requires Private Office Listing Modification Form*).

30
31 If No Distribution or Limited Marketing Distribution is selected, SELLER authorizes BROKER to convert the
32 Listing to Full Distribution on _____. (If date is blank, Listing will remain in chosen status unless
33 requested in writing by SELLER.)

34
35 By signing below, SELLER represents and warrants they understand that by choosing No/Limited Marketing
36 Distribution or Private Office Exclusive, exposure of the property will be limited, may not result in the highest
37 price, and may take longer to sell. SELLER understands these limitations and assumes full responsibility
38 for any adverse impact that may result from this decision. SELLER also represents and warrants that they
39 are not limiting distribution based upon a refusal or reluctance to show, list, negotiate or sell property to any
40 individual or group of individuals on the basis of their membership in a protected class, including but not
41 limited to race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental
42 handicap, familial status or any other class protected by local, state and federal fair housing laws.

43
44
45 SELLER _____ DATE _____ SELLER _____ DATE _____

46
47
48 LICENSEE ASSISTING SELLER SIGNATURE _____ DATE _____

49
50
51 BROKER SIGNATURE _____ DATE _____

October 2025