Office Exclusive Form



Seller(s), and Managing Broker, along with Listing A	Agent, identified on the signature line below,	have entered into a
Listing Contract with an effective date of	(start date) and ending on	(end date) for
the real property located at		(property
address, city, state, and zip).		

Seller(s) acknowledges that:

- 1. Managing Broker and Listing Agent participate in Indiana Regional MLS (IRMLS) and are subject to IRMLS's rules, regulations, and policies.
- Seller has instructed Managing Broker and Listing Agent to <u>not</u> disseminate Seller's property listing via IRMLS to other brokers and agents that participate in IRMLS, and that Seller's property listing should be an "Office Exclusive" listing.
- 3. Seller understands that by selecting an Office Exclusive listing that his/her property:
 - a. Will not be searchable in the IRMLS database of properties for sale;
 - b. Will not be disseminated to over 7,000 brokers and agents that subscribe to the IRMLS;
 - c. Will not be included in IRMLS's outgoing data feeds to broker and agent websites (IDX) or to portal websites where consumers often search for real estate for sale (e.g. Zillow, Realtor.com, Homes.com).
- 4. By selecting an Office Exclusive listing, under IRMLS policy, Managing Broker and Listing Agent are not permitted to publicly market the property listing. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.
- 5. If the property listing is publicly marketed, then it must be submitted to the IRMLS and disseminated to other IRMLS brokers and agents within one (1) business day of any public marketing.

Seller(s), Managing Broker, and Listing Agent acknowledge that the information contained on this form may be shared with staff of Indiana Regional MLS and any of its association of REALTOR[®] members for compliance purposes.

By signing this form, Managing Broker and Listing Agent acknowledge that they will comply with IRMLS rules, regulations, and policies, and all the parties agree to the terms and conditions described in this form.

Seller signature	Date	Seller signature	Date
Printed Name		Printed Name	
Managing Broker Signature	Date	Company Name	
Agent:			

Agent/Broker: In accordance with IRMLS Rules and Regulations Section 1.3, this fully executed form must be submitted to the Bloomington Board of REALTORS[®] within three (3) calendar days (excluding holidays) of the effective date of the Listing Contract to PO Box 1478, Bloomington, IN 47402 or <u>info@homefinder.org</u>. Any violations of IRMLS policies are subject to sanctions and fines.