NABOR
Northwest Arkansas Board of REALTORS®

Members of the Northwest Arkansas Board of REALTORS® (NABOR) adhere to a strict code of ethics and abide by the rules of the Arkansas Real Estate Commission. The purpose of our Multiple Listing Service (MLS) is the orderly correlation and dissemination of listing information to participants and their subscribers, so they can better serve the buying and selling public. Through the MLS, your broker can make your home available to every other subscriber in the MLS. This service greatly increases the exposure of your property to potential buyers, thereby insuring the highest and best price and terms for the sale of your property. MLS participants are *required* to submit all real estate listings for sale or lease within the NABOR MLS service area. Exceptions can be made ONLY upon receipt of written instructions by the property owner(s) to withhold the listing, or when the property is listed as an Office Exclusive.

1. Seller's Authorization to Withhold means that you are instructing your brokerage to withhold or delay the listing from publication in the MLS and from marketing to the public. For the period of time that you opt to withhold the listing from the MLS, your property will **not** be seen by over 3,000 MLS subscribers, will **not** be included in automated MLS alerts to potential buyers, will **not** be displayed on REALTOR.com, Zillow and other websites, and **WILL NOT BE ADVERTISED TO THE PUBLIC.**
2. Office Exclusive Listing means you are excluding any other real estate firm from showing or selling your home. Office Exclusive listings **WILL NOT BE ADVERTISED TO THE PUBLIC.**
3. Coming Soon means the property **WILL NOT BE SHOWN** by anyone, including the listing firm.

SELLER(S) INITIALS

Seller acknowledges that they have read and fully understand all options – Seller's Authorization to Withhold, Office Exclusive, and Coming Soon listings.

Property Address: _____
Street # Street Name Unit# City State Zip Code

List Date: _____ Expiration Date: _____ Listing Brokerage: _____

Listing Agreement Serial Number: _____

Please check the box in front of the option you have selected:

☐ This property is to be withheld from the MLS for the entire duration of the listing period.

☐ This property is to be withheld from the MLS for the period ending on or before this date: _____.

☐ This property is listed as an Office Exclusive.

☐ This property is listed as "Coming Soon" with an automatic active date of _____, not to exceed 14 days from the listing date.

Seller(s) acknowledge their understanding of the benefits of listing their property in the MLS, as well as the consequences of excluding their property from the MLS. Seller(s) have received a copy of this authorization and hereby waive any and all benefits associated with including their property in the MLS.

Seller Signature	Date	Seller Signature	Date
Listing Agent Signature	Date	MLS Participant/Principal Broker Signature	Date
Listing Agent Printed Name		MLS Participant/Principal Broker Printed Name	

LISTING BROKER IS REQUIRED TO SEND A COPY OF THIS AUTHORIZATION TO NABOR WITHIN THREE (3) BUSINESS DAYS OF THE LISTING CONTRACT DATE. THE FORM MUST BE FILLED OUT COMPLETELY AND WITH ALL SIGNATURES IN ORDER FOR THE EXEMPTION TO BE ACCEPTED.

NOTE: FOR COMING SOON, THIS FORM MUST BE SUBMITTED WHEN THE LISTING IS ENTERED IN MATRIX

Send the signed authorization form by email to mls@nwarealtors.org