

# MARIS

## CERTIFICATION TO WITHHOLD PROPERTY LISTING

**Notice to REALTOR®:** This form is required when the seller elects that their property listing should be “Withheld” from entry and not disseminated via MARIS to other brokers and agents that participate in MARIS’s MLS. The form must be completed no later than five (5) business days following the listing contract’s execution date and must be maintained with all other listing documents related to the property. MARIS reserves the right to request a copy of the completed form. (See *MARIS MLS rules Section 1.3.*)

**Date:** \_\_\_\_\_

**The owners/sellers (listed below) of the property at:**

\_\_\_\_\_  
(Street#, Street Name, Zip-Unit # if applicable)

**Have listed the property for sale with:**

\_\_\_\_\_  
(Brokerage Name)

**Seller acknowledges the following (seller initial to acknowledge):**

\_\_\_\_\_ By withholding your property from entry into MARIS’s MLS, you are instructing your broker to **not disseminate your listing via MARIS**. You acknowledge by selecting to withhold your listing (listing it as an “office exclusive” with the brokerage listed above) that your property listing will have **limited exposure** of your home to the marketplace.

\_\_\_\_\_ You acknowledge that by providing this instruction that **no public marketing\*** of your property is permitted. Per MARIS MLS rules, Section 1.01 Clear Cooperation, “Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.”

\_\_\_\_\_ You acknowledge that if the property is publicly marketed then 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. (See *MARIS MLS rules, Section 1.01 Clear Cooperation.*)

**Listing agent acknowledges the following (listing agent initial to acknowledge):**

\_\_\_\_\_ Listing agent acknowledges that it will comply with MARIS MLS rules, regulations, and policies, including but not limited to MLS Sections 1.01 – Clear Cooperation and 1.3 – Withheld Listings, and that the listing agent must submit the listing to the MLS of any public marketing of the property.

**Withheld Minimum Required Input Fields:**

- |                    |                          |
|--------------------|--------------------------|
| • Listing Agent ID | • Main Bedroom           |
| • City             | • Main Full Bathroom     |
| • Upper Bedroom    | • Main ½ Bathroom        |
| • Upper Full Bath  | • Lower-Level Bedroom    |
| • Upper ½ Bath     | • Lower-Level Bathroom   |
|                    | • Lower Level ½ Bathroom |

The parties agree to the terms and conditions described in this form.

\_\_\_\_\_  
Owner/Seller Signature

\_\_\_\_\_  
Owner/Seller Signature

\_\_\_\_\_  
Listing Agent Printed Name

\_\_\_\_\_  
Listing Agent Signature

*\*In withheld (office exclusive) listing, direct promotion of the listing between **the brokers and licensees affiliated with the listing brokerage**, and one-to-one promotion between **these licensees and their clients**, is not considered public marketing.*