

# OWNER'S DISCLAIMER - PROPERTY TO BE EXCLUDED FROM PUBLICATION IN MULTIPLE LISTING SERVICE [OFFICE EXCLUSIVE]

NOTE: THIS FORM MUST BE SUBMITTED TO THE HUDSON GATEWAY MULTIPLE LISTING SERVICE, INC. WITHIN 24 HOURS AFTER AN OFFICE EXCLUSIVE IS TAKEN BY A PARTICIPANT.

## OWNER'S ACKNOWLEDGMENT

The Undersigned Owner(s), does hereby acknowledge that an Exclusive Right To Sell Listing OR an Exclusive Agency Listing on real property located at:

\_\_\_\_\_

has been given by the Undersigned to:

Agent:

Broker:

Address:

We have entered into a Listing Agreement and a copy of that Agreement is stapled to this form.

**Although the benefits of disseminating my/our listing through the Hudson Gateway Multiple Listing Service, Inc., have been thoroughly explained to the Undersigned by the above specified Agent, I/we have instructed said Agent not to disseminate the listing through the Hudson Gateway Multiple Listing Service, Inc.**

**The Undersigned acknowledge(s) that as a result of my/our decision, the exposure of my/our real property to the full marketplace will not occur as it would have, if the listing had been reported to the more than 1300 participating offices and their affiliated agents in the Multiple Listing Service. The Undersigned further acknowledge(s) that I/we may not obtain the highest price nor the best terms as I/we might have if I/we had instructed the Agent to disseminate the property through the Multiple Listing Service.**

I/We confirm that the above-named Agent is obeying my/our direct instructions and that I/we have not been encouraged to limit the marketing of my/our property to an Office Exclusive. Rather, that decision is one which has been made independently by the Undersigned and the above named Agent is complying with that decision.

The Undersigned understands that this form, together with a photocopy of the original Listing Agreement [which is attached] is required to be submitted to the Hudson Gateway Multiple Listing Service, Inc. in accordance with its Rules and Regulations.

The Undersigned understands that at any time in the future, I/we may instruct the Agent to submit my/our listing to the Hudson Gateway Multiple Listing Service, Inc. and that same will thereafter be duly disseminated to all of its participating offices.

\_\_\_\_\_  
Signature of Owner

\_\_\_/\_\_\_/\_\_\_ [Dated]

\_\_\_\_\_  
Signature of Owner

\_\_\_/\_\_\_/\_\_\_ [Dated]

**A DUPLICATE ORIGINAL OF THE LISTING AGREEMENT BETWEEN AGENT AND THE ABOVE-NAMED OWNER(S) MUST BE ATTACHED TO THIS ACKNOWLEDGMENT AND SUBMITTED TO THE HUDSON GATEWAY MULTIPLE LISTING SERVICE, INC. WITHIN 24 HOURS AFTER THE ANNEXED LISTING AGREEMENT HAS BEEN SIGNED. A \$50.00 FILING FEE WILL BE CHARGED TO PARTICIPANT'S ACCOUNT.**