



Exempt Listing Disclosure

Property Address: _____

Brokerage Firm Name: _____

The filing of an exempt listing with the MLS is pursuant to this certification obtained by the listing broker from the seller in addition to the first signature page of the executed listing agreement. The seller(s) acknowledges by their initials and signature(s) that:

_____ **1.** The professional relationship between the seller and the listing broker is consistent with Colorado Real Estate law and is exclusive for the duration of the listing or a set period as determined by the listing agreement.

_____ **2.** By choosing Office Exclusive option, marketing of the property will be limited. The advantages of full public marketing include:

- exposure to over 300 real estate agents in the Grand County area,
- display on other brokerage and broker's websites,
- display on public real estate websites (realtor.com, homes.com, zillow.com, and others), and;
- unlimited, broad, and immediate exposure of the property's information to receive the highest and best offer for the property.

_____ **3.** The seller acknowledges the limitations and potential disadvantages of choices other than Active in the MLS and that their listing will not be publicly marketed and disseminated by the MLS as an office exclusive listing or that their listing will not have immediate public marketing through IDX and Syndication as a delayed marketing listing.

_____ **Office Exclusive:** full exemption from all public marketing and limited marketing to the listing broker and/or the Brokerage's private client and customer lists only for the listing period: _____ to _____

Sellers can learn more about these policies and other aspects of buying and selling property from the National Association of REALTORS® Consumer Guides and FAQs found online at:

<https://Facts.Realtor>

Seller: _____ **Date:** _____

Seller: _____ **Date:** _____

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Seller: _____ **Date:** _____



Multiple Listing Options for Sellers Disclosure

The requirements of this policy only apply to listing types that are subject to mandatory submission pursuant to the Grand County Association of REALTORS® MLS. Those listing types include single family homes for sale or exchange, vacant lots and acreage for sale or exchange, single family attached homes for sale or exchange (townhome, multifamily, du/tri/quadplex), condominiums for sale or exchange, ranch and development land, business opportunities, and commercial property for sale or exchange. Mandatory submission is required by your agent to ensure cooperation with other agents who are also participants and subscribers of the Grand County Association of REALTORS® MLS.

Active
Listing Brokers, through the MLS to all participants and subscribers of the MLS and to all other participants and subscribers' websites through syndication (realtor.com and ListHub), Internet Data Exchange (IDX), Virtual Office Websites (VOW), and by all other public marketing strategies as determined by the listing broker and the seller. (No disclosure required.)
Office Exclusive
Where the seller has directed the listing broker to <u>not</u> publicly market their property and to not disseminate it through the MLS to other MLS participants and subscribers. The property will only be marketed to the listing broker's office and privately shared with the listing broker or their office's contacts. No public marketing is permissible including, but not limited to signs on the property, social media, and other public displays. <i>If the property is publicly marketed, the listing must be added to the MLS within one business day and will be entered into the MLS upon closing within 3 business days.</i>
Coming Soon
Where the seller has directed the listing broker to delay in-person showings for a maximum of 21 days. Other marketing strategies shall not be precluded from marketing a coming soon listing in a matter consistent with the seller's choices. Real estate signs, digital marketing (such as social media), and to all other participants and subscribers' websites through syndication (realtor.com and ListHub), Internet Data Exchange (IDX), Virtual Office Websites (VOW), and by all other public marketing strategies as determined by the listing broker and the seller. (No disclosure required.)

REALTORS® are members of the National Association of REALTORS®, the Colorado Association of REALTORS® and their local Association of REALTORS®. Learn more here:

<https://grandcountyassociation.realtor/consumers/>

This disclosure is only required by the Grand County MLS when a seller is choosing Office Exclusive marketing options. This signed disclosure must accompany the signature page of the executed listing agreement and be sent to the MLS via FlexMLS "Has Edit" document upload or email to info@grandcountyassociation.realtor Waiver effective 09/30/2025



Chart to Compare Exempt Listing Options

	Office Exclusive	Coming Soon	Active
GCAR MLS max days	Determined by the listing agreement	21 days	Determined by the listing agreement
Seller required to sign MLS waiver	Yes	No, but should be in listing agreement	No
Must put in MLS	optional	Yes	Yes
Sign in yard	No	Yes	Yes
Allows for open houses & broker tours	No	No	Yes
Email blasts	Only to Listing Brokerage and its agents	Yes	Yes
One-on-One, outside of the listing brokerage	Yes	Yes	Yes
On listing agent or brokerage's website?	No	Yes	Yes
Internet Data Exchange (IDX) Feeds	No	Yes	Yes
Virtual Office Website (VOW) feeds	No	Yes	Yes
In-Person Showings	Only to client's and customers of Listing Brokerage and its agents	No	Yes
Public Marketing	NO	Yes	Yes

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