

**BROKER RECIPROCITY
ADDENDUM TO LISTING AGREEMENT**

This is a legally binding ADDENDUM to the Listing Contract between the undersigned listing broker and SELLER(S)/Owner(S). If not understood seek competent advice.

Note: Any changes or corrections made on this form must be initialed by all parties.

I. THE SELLER(S) AGREES:

A. I choose to "OPT-OUT" of the Broker Reciprocity –Sharing Listings Online program, as defined below, and understand that my property will not appear listed on any **Public** Websites on the Internet, but may appear on a website that hosts a **Virtual Private Network**.

SELLER(S) Initials

B. Address and Title Reference of the property.

Address:

LISTED PRICE \$ _____

WITNESS the execution hereof by the SELLER(S) and the Listing Broker as a sealed instrument, in triplicate, this _____ day of _____, 20____ one copy of which is to be retained by the SELLER(S), and the receipt of which is hereby acknowledged by the SELLER(S).

Listing Broker

By

SELLER(S)/Owner(s)
(Must be all Owners or their agent under a valid Power of Attorney)

BROKER RECIPROCITY—SHARING LISTINGS ONLINE

1. What is Broker Reciprocity - Sharing Listings Online?

Broker Reciprocity - Sharing Listings Online is the Cape Cod & Islands Multiple Listing Service, Inc.'s (CC&IMLS) Internet Listing Data Exchange Program. The CC&IMLS is required by the National Association of REALTORS' mandate to make available to all CC&IMLS Participants all the current active listing data for the purpose of display on the Brokers'/Companies' or Agents' real estate websites. This will allow Companies and their Agents/Associates to gather listing data from the CC&I Multiple Listing Service and place it on their individual websites in order to assist clients/consumers in searching for Real Estate on the Internet. This will be a great marketing tool for our Participants, and will provide easy access for the general public to search a large database of Cape Cod & Islands MLS Real Estate listings.

There are two possible options a Participant may use to enhance their websites so that a consumer may view CC&IMLS listings: the **Public** Access Website, which provides information to all consumers with no registration requirements, and the **Virtual Private Network** (VPN), which requires consumers to sign into system to gain information.

- A.) Public Access Website: The public does not need to register to obtain listing data from these Websites. Any listing that has been contracted as "Opted-out" listing will not be viewable on these sites. All listings must clearly identify the listing company.
- B.) Virtual Private Network (VPN): The public must register and receive a password to access any and all listings on the Website. The listing company's name is not made available and all inquiries are directed to the REALTOR who is making the information available to the registered consumer. Any listing contracted as "Opted-out" listings may be viewable to a consumer on these sites.

2. What is "Opting-Out" ?

Listings may be "Opted-out" as a single instance or for an entire company..

- A.) SINGLE INSTANCE OPT OUT
 - 1. If the "Opted-out" listing is a single instance, the listing agent is required to inform the seller of the "Opting-out" terms, and require the Seller to initial the "Broker Reciprocity Addendum to the MLS Listing Agreement.
 - 2. It is the listing agent's responsibility to disclose to the seller that by Opting-out their listing, it may be included in all Virtual Private Network systems that are viewable on the Internet by the public.
- B.) BLANKET OPT OUT
 - 1. If the REALTOR Company chooses a "blanket" order, ALL listings maintained by the Company and associated agents must be entered in the CC&IMLS system as "Opted-out".
 - 2. Any Designated REALTOR and agents associated with this company MAY NOT display any Broker Reciprocity listings on their "**Public Access Website**".
 - 3. Listing Agents are not required to notify the seller when a "blanket" "Opting-out" order is in force.