



**NOTICE TO SELLER:  
PRIVATE LISTING LIMITATIONS**

Private listing with limited marketing is an option available to all sellers as some sellers do not want their listing to be widely distributed and prefer to limit the marketing channels. This approach may be the best fit for some sellers. However, the following risks are potentially associated with limited market exposure:

- Limited Buyer Pool. Buyers search for homes in a variety of ways and thus selecting only limited distribution may limit the number of buyers that will actually see the listing.
- Decreased Demand. The limited buyer pool due to reduced exposure could potentially decrease the demand and competition for your property which could result in a lower sale price for your property.
- Increased Days on Market. With less exposure, it may take longer to secure a buyer for your property.

Ultimately the decision whether to expose your property to the open market, including the Multiple Listing Services and all public portals, is your decision to make. You should seriously consider the potential negative consequences of limiting the distribution of your listing in determining the best strategy for accomplishing your goals in the sale of your property.

By signing below, you are acknowledging the risks related to the limited or private listing of your home.

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

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

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

**THIS DOCUMENT IS FOR DISCLOSURE PURPOSES ONLY AND IS NOT A CONTRACT.**