EGYPTIAN BOARD OF REALTORS®, INC.

**INTERNET OPTIONS FORM**

This form is needed only if the seller wants to limit internet display of his or her property listing. For each option below the MLS system automatically defaults to “Yes.” Changes to a listing already in the MLS system must be entered into the system by the listing agent/broker before they take effect**. See page two for definitions and explanations of these options.**

MLS number (if existing listing): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Address:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Street, City, State, Zip)

Listing Contract Term beginning \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and ending \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (mm/dd/yyyy) (mm/dd/yyyy)

Yes \_\_\_\_\_\_ No \_\_\_\_\_\_ Option 1. Property listing displayed on the Internet

* I understand and acknowledge that, if I have selected “No” for Option 1, consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their searches.
* If “No” was selected at Option 1, skip Options 2 – 4 and sign below. If “Yes” was selected for Option 1, continue to Option 2.

Yes \_\_\_\_\_\_ No \_\_\_\_\_\_ Option 2. Listing address displayed on the Internet

***Options 3 and 4 apply only to IDX sites and virtual office web sites (VOWs).***

Yes \_\_\_\_\_\_ No \_\_\_\_\_\_ Option 3. An automated valuation of the property listing or a link to an
 automated valuation of it may be displayed adjacent to the listing on IDX sites and VOWs

Yes \_\_\_\_\_\_ No \_\_\_\_\_\_ Option 4. Comments or reviews of the property by persons other than the
 displaying broker may be displayed with or attached as a link to the listing data of the property
 on IDX sites and VOWs.

Seller 1 Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (mm/dd/yyyy)

Seller 2 Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (mm/dd/yyyy)

Listing Agent Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (mm/dd/yyyy)

EGYPTIAN BOARD OF REALTORS®, INC.

INTERNET OPTIONS FORM

(Internet Display/Marketing)

**Explanations and Definitions**

**“IDX site”** means a web site operated by a broker participating in the MLS on which the broker can advertise the listings of other brokers in MLS, subject to certain MLS rules. The consumer visiting an IDX site is not required to register on the site or to have a brokerage relationship with the broker displaying listings on the site.

**“Virtual office web site” (VOW)** means a web site operated by a broker participating in the MLS that delivers brokerage services to consumers over the world wide web. Visitors to a VOW are required to register on the site (with their name and a real email address) and enter a brokerage relationship with the broker operating the VOW. The broker operating the VOW can then show the visiting customer/client nearly all the information available to the broker in MLS. The seller(s) of a listing have the right to opt out of certain kinds of data display under the MLS’s VOW policy. The MLS imposes various other rules and restrictions on VOWs.

**Option 1. Listing display on the Internet**

If seller selects “No,” this listing will not be included in MLS data feeds to internet web sites that display property listing data, whether intended for advertising the property (e.g., IDX sites, Realtor.com, Yahoo Real Estate, etc.) or providing online brokerage services (e.g., VOWs). Brokers participating in MLS can still disclose the listing to clients/customers via other means, including email, fax, mail, hand delivery, and orally.

**Option 2. Listing address display on the Internet**

If seller selects “No,” the address of the property will be hidden on web sites receiving data feeds from MLS that result in internet listing display, whether intended for advertising the property (e.g., IDX sites, Realtor.com, Yahoo Real Estate, etc.) or providing online brokerage services (e.g., VOWs). Brokers participating in MLS can still disclose the address to clients/customers via other means, including email, fax, mail, hand delivery, and orally.

Options 3 and 4 apply only to IDX sites VOWs and do not affect Internet sites not under the control of brokers participating in MLSs, like Zillow, Trulia, Yahoo Real Estate, etc.):

**Option 3. An automated valuation of the property listing or a link to an automate valuation of it may be displayed adjacent to the listing on IDX sites and VOWs**

Some IDX sites and VOWs may provide an automated valuation model (AVM) function/service. An AVM uses statistical calculations to estimate the value of a property based upon data from public records, MLS, and other sources and incorporating certain assumptions. The accuracy of AVMs has sometimes been criticized because they do not take into consideration all relevant factors in valuing a property. The seller, by selecting “No,” may prohibit display of an automated valuation of his or her listing adjacent to the listing on an IDX site or VOW.

**Option 4. Comments or reviews of the property by persons other than the displaying broker may be displayed with or attached as a link to the listing data of the property**

Some IDX sites and VOWs may provide functionality that permits the customers/clients using the VOW to enter comments or reviews of the listed properties. If “No” is selected an IDX site or VOW may not display comments or reviews with the listing or by hyperlink to such comments or reviews. Note that the broker displaying the listing on his or her IDX site or VOW may add commentary representing his or her professional judgment regarding the listing’s value, etc.