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**Office Exclusive Seller Disclosure Form****OneKey**<sup>TM</sup>  
MLSOffice Name Premier Group Realty  
(Print)Office City Rockville Centre MLS Office Code \_\_\_\_\_Agent Name Anthony Testaverde  
(Print)Owner Name Trustee For James Lamb  
(Print)Address 20 Essex Circle, Shirley, NY 11967Listing Date 7/2/2020 Office Exclusive Expiration Date 7/1/2022

While the purpose of the MLS is to facilitate cooperation between MLS Brokers and their agents to successfully bring sellers and buyers together, it is also understood that there are circumstances under which the property owner(s) may seek anonymity/privacy and instruct their broker to withhold their property listing from the MLS. Initialing and signing of this form will be notice to the MLS that you, as the property owner, have instructed your brokerage that the sale of your property will be handled exclusively within the listing brokerage.

In 2019, real estate transaction volume for over 60,000 properties valued at over \$34 billion was conducted through the MLS system. Withholding from the Multiple Listing Service (MLS):

- Keeps your property from being exposed to the broadest market of over 40,000 agents and their buyers;
- Eliminates the ongoing advertising benefit of having your property available 24/7 to all potential buyers regardless of when they may start looking;
- Limits marketing to agents affiliated with your listing broker and limits public advertising of the property.
- Keeps your property off public web sites where buyers search for properties.

As Owner(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within one business day for cooperation with other MLS Brokerages. Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls / messaging), multi-brokerage listing sharing networks, and applications available to the general public.

In accordance with MLS Rules and Regulations, by signing below, as the property Owners, I/We are providing written instructions to the listing brokerage affirming that the property will not be entered into the MLS during the entire listing period and further acknowledge(s) that any public marketing of the property will require entry into the MLS within one business day. This Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon the Owner's authorization.

BY: [Signature] (Owner) [Signature] (Owner) 7-2-20 (Date)

Authorized Firm Representative Anthony Testaverde (Print Name)

Authorized Firm Representative [Signature] (Signature) 7/2/20 (Date)

**Note: Office Exclusive Listings shall be submitted to the MLS before midnight of the day after the Listing Date, along with a copy of this duly signed "Office Exclusive Seller Disclosure"**

# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Anthony Testaverde of Prudential Group Realty  
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☒ Seller as a (check relationship below)

☒ Seller's Agent

☐ Broker's Agent

☐ Buyer as a (check relationship below)

☐ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☒ Seller(s):

\_\_\_\_\_

\_\_\_\_\_

Date: 7/2/20

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