



RANWW

Realtors® Association of Northwestern Wisconsin
Northwestern Wisconsin Multiple Listing Service, Inc
Realtors® Association of Northwestern Wisconsin Foundation

3460 Mall Drive Suite 5A
Eau Claire, WI 54701
715-835-1089 or 888-221-0112
715-835-4621 (fax)
staff@ranww.org

Delayed Listing Authorization Form

Notice to Agent: A copy of this completed, signed form must be uploaded to a Delayed Listing as a document attachment at the time of input into NWWMLS. Failure to do so will result in the listing being Withdrawn by MLS staff until the form is submitted.

Informed Consent: The undersigned as owner of the property at:

Address _____ City _____ Zip _____

Have listed it for sale with _____
Name of MLS Participant/Subscriber (Broker/Agent) (Please Print)

Contract Start Date _____

County _____ PID# _____

Property Type: Single Family Multi-Family Farm Vacant Land Commercial

Delayed status indicates that the listing brokerage and the seller are preparing the property for sale before marketing as Active status. Delayed status is not intended to give the listing brokerage an advantage to the detriment of cooperating brokers, nor to circumvent the sale of the property on an open market. **Properties in Delayed status on NWWMLS may not be shown by the REALTOR® or Seller.** Any showing of a property in Delayed status disqualifies the property from the status and shall result in the following fine structure; 1st offense \$1,000.00, 2nd offense \$2500.00, 3rd offense \$5,000.00 to the Broker/Agent.

1. Availability Date: _____ Listings in Delayed status automatically transition to Active status on the Availability Date, which cannot exceed 21 days from the date of entry. The Availability Date cannot be modified.
2. **A property in NWWMLS Delayed Listing status may not be shown by the REALTOR® or Seller.** Potential buyers and REALTORS®, including REALTORS® in the listing brokers office, cannot be given access to physically or virtually view the property until on or after Availability Date.
3. A listing broker may not re-list a property in Delayed status unless the listing has been off market for more than 30 days, the property is listed with the new brokerage firm, or the property has been sold.

Seller acknowledges and accepts the consequences of the decision to deny property showings.

Dated: _____ Owner Signature: _____ (Required)

Dated: _____ Owner Signature: _____ (Required)

Dated: _____ Agent Signature: _____ (Required)

Dated: _____ Broker Signature: _____ (Required)

Office Name: _____

Address: _____

Phone: _____