

# Owner of Record Disclosure

*This form was approved by the REALTOR® Association of the Sioux Empire, Inc. (RASE), which disclaims any liability arising out of the use or misuse of this form.*

One of the many benefits you receive when listing your property with a REALTOR® is your property listing on the Multiple Listing Service (MLS), which is a computerized mechanism for offering cooperation with REALTORS® who have buyer clients potentially interested in purchasing your property.

Under normal circumstances, the Seller(s) names are listed in the MLS, which:

- Facilitates communication between Seller(s) and Buyer's Agents for the purposes of scheduling showings of your property, and;
- Streamlines the process of writing up and presenting Purchase Agreements.

However, RASE recognizes that, under some limited circumstances, Seller(s) may wish to remain anonymous. Out of respect for your privacy, RASE MLS offers the option of having the Seller(s) listed as "Owner of Record" in the MLS System.

Using "Owner of Record" as the Seller(s) name in MLS may have some unintended consequences, including, but not limited to:

- Since "Owner of Record" is frequently used when dealing with relocation companies and foreclosed properties, cooperating REALTORS® may assume properties using "Owner of Record" fall into one of these categories, which could negatively reflect on the desirability of your property.
- Inclusion of your property in a list of possible relocation or foreclosure properties could lead a Buyer's agent to presume that your property may be available at a substantial discount from the listed price.

*Confidential information contained in the RASE MLS system, which includes the Seller(s) name, are not published or made available to the general public. Only REALTOR® members of RASE can access this information, and it may only be used to facilitate a purchase transaction on your property. Any other use is a violation of RASE's MLS Rules and Regulations.*

If you elect to be listed as the "Owner of Record" in RASE's MLS system, you may do so by agreeing to the following statement and affixing your signature(s) where indicated:

**"As the legal owner(s) of the property address listed below, and with a full understanding of the potential adverse ramifications of doing so, I prefer to be listed as "Owner of Record" in the RASE MLS. I understand that this request will be valid for the duration of the current listing agreement."**

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Address

**To Be Completed By Agent/Broker:**

\_\_\_\_\_  
MLS #

\_\_\_\_\_  
Listing Expiration Date

\_\_\_\_\_  
Agent Name

\_\_\_\_\_  
Broker Name

\_\_\_\_\_  
Firm Name