

## **OPTING-OUT OF BROKER RECIPROCIITY:**

Listings may be "Opted-out" as a single instance or for an entire company, by "blanket" order by the Designated REALTOR®

### **SINGLE INSTANCE OPT-OUT:**

- If the "Opted-out" listing is a single instance, the listing agent is required to inform the seller of the "Opting-out" terms, and require the seller to initial the "Broker Reciprocity / IDX disclosure on the MLS Listing Agreement.
- Listing broker must choose "no" in the "IDX Broker Reciprocity" field when entering a listing into the CC&IMLS system if the owner has chosen to have listing "Opted-out".
- It is the listing agents responsibility to disclose to the seller that by Opting-out their listing, it may be included in all Virtual Private Network systems that are viewable on the Internet by the public.

### **BLANKET OPT-OUT:**

- If the DR chooses a "blanket" order, ALL listings maintained by the DR and associated agents must be entered in the CC&IMLS system as "Opted-out".
- A letter confirming the blanket "Opting-out" request must be sent to: Henry J. DiGiacomo, Chief Executive Officer of the CC&IMLS, 22 Mid-Tech Drive, W. Yarmouth, MA 02673.
- Listing broker must choose "no" in the "IDX Broker Reciprocity" field when entering a listing into the CC&IMLS system if the DR has a Blanket Opt-out order in effect.
- Any Designated REALTOR® and agents associated with this company MAY NOT display any Broker Reciprocity / IDX listings on their "Public Access Website".
- Listing Agents are not required to notify the seller when a "blanket" "Opting-out" order is in force.

### **PUBLIC ACCESS WEBSITES:**

- The "Data Push" solution from CC&IMLS will consist of all active CC&IMLS data, this includes "Opted-Out" listings.
- Each participant with a "Public Access Website" is responsible to ensure that the site does not include any "Opted-out" listings, designated as Opted-out (by a "no" in the "IDX Broker Reciprocity" field) in the CC&IMLS system.
- It is the responsibility of the Designated REALTOR® of each company to ensure that listings flagged as Opted-Out are omitted from the data posted to any Public Access Website under their jurisdiction (including their agents sites)

### **VIRTUAL PRIVATE NETWORKS:**

- Opted-out listing may be included in all Virtual Private Network systems and will be then viewable by the public.

For further clarification, please feel free to contact Marcia L. Del Monte, MLS Manager at [br@cciaor.com](mailto:br@cciaor.com) or call 508-957-4312.