

# Model Multiple Listing Service (MLS) Subscription Waiver

*Disclaimer concerning the Use of this Model Waiver: This Model Waiver is designed for local MLSs in Texas to use as a guide in the adoption of a MLS Subscription Waiver. The Texas Association of REALTORS® does not represent or warrant that this model document addresses all items that should be addressed in a waiver or that compliance with this model document will eliminate any potential responsibility or liability by the MLS. Questions about the Model MLS Subscription Waiver may be referred to the TAR Legal Department.*

## \_\_\_\_ Multiple Listing Service (MLS) Subscription Waiver

Per Rule \_\_\_\_\_ of the MLS Rules and Regulations, the undersigned Participant will be exempt from paying MLS subscriber fees for any individual(s) eligible for a waiver and named in this Subscription Waiver (Waiver).

An individual is eligible for a waiver if he or she satisfies the following four requirements: (1) the individual is not a listing agent for any active listing included in the MLS; (2) the individual does not access or use in any way whatsoever the MLS or the listing information from the MLS; (3) the individual is not named anywhere in the MLS, including but not limited to the agent remarks section; and (4) the individual is a subscriber to a different MLS or commercial information exchange.

This Waiver shall be effective immediately upon receipt by the MLS and shall remain in effect until the individual becomes an active subscriber, uses the MLS or its information in any way, or subsequently fails to satisfy the eligibility requirements. If any of these occur, the waiver for that individual will be automatically revoked.

### **Certification of Individual Affiliated with Participant in the Multiple Listing Service:**

Each undersigned individual hereby certifies that he or she will not use the MLS in any way whatsoever, and understands that if he or she does use the MLS, the Participant with whom he or she is affiliated must pay MLS fees and a possible fine.

Name of Individual	License Number	Date	Signature of Applicant
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Attach additional sheets as necessary.

**Certification by Participant:**

I certify that the individual(s) named in this Waiver is affiliated with me and meets the eligibility requirements, and therefore is eligible for a waiver of MLS subscriber fees. I agree to promptly notify the MLS if any individual(s) becomes ineligible for the waiver. In addition, I am required to annually notify the MLS of any changes to those individuals affiliated with me.

I certify that the individual(s) will not access or use the MLS or information in the MLS for any purpose. Furthermore, I agree that if an individual no longer satisfies the eligibility requirements or uses the MLS in any way, I will promptly notify the MLS and pay the required MLS subscription fees. I may also be liable for a fine of \$\_\_\_\_\_ for each individual determined ineligible. Fines are to be determined at the discretion of the MLS. I certify that the statements in this Waiver are true and accurate.

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Printed Name of MLS Participant

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Signature of MLS Participant

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Date