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LERA MLS

LOCAL EXPERTISE. REGIONAL ACCESS.

# OWNER(S) AUTHORIZATION TO EXCLUDE LISTING FROM THE MULTIPLE LISTING SERVICE

Property Address: 305 MOUNTAIN SHADOWS ST City: San Antonio
State: TX Zip: 78233-2806

1. **LERA Multiple Listing Service ("MLS")**: Listing information submitted to the MLS describes the property, price and other terms and conditions under which a property owner is offered for sale.

2. **Exposure to Buyers/Tenants through MLS and HAR.com (Homes and Rentals):** Listing property with the MLS exposes an owner's property to all real estate brokers and agents (and their potential buyer/tenant clients) who subscribe to the MLS. These listings are also available to the general public through HAR.com (Homes and Rentals) and other real estate websites that receive and display the MLS data to potential buyers/tenants.

3. **Authorization Required to Exclude Property from the MLS**: MLS rules require real estate agents and brokers who are participants in the MLS to submit their exclusive right to sell, lease, and exclusive agency listings for Single Residential, Condominium, Residential Rentals, Multi-Family, Residential Lots/Acreage, Commercial Improved, Commercial Unimproved Land, Farm and Ranch to the MLS within 72 hours after obtaining all necessary signatures from a owner or within 1 business day after the property is marketed to the general public whichever is earlier. However, if the property is not going to be publicly marketed, you may choose to not list a property in MLS in which case the Broker must submit this Authorization, signed by the owner and the Broker, within 1 business day after MLS request.

4. **Private Listing without VOW enabled**: Active Private Listings are automatically made available in VOW data feeds. As an Owner you have the right to opt out of virtual office website (VOW) Display.

   **(A)** VOW is defined as: A Virtual Office Website ("VOW") is a Participant's Internet website, or a feature of a Participant's website, through which the Participant is capable of providing real estate brokerage services to consumers with whom the Participant has first established a broker-consumer relationship (as defined by state law) where the consumer has the opportunity to search MLS Listing Information, subject to the Participant's oversight, supervision, and accountability.

5. **Private Listings with Delayed Marketing:** Your seller has an opportunity to choose if they would like to delay marketing from the public for a maximum of 30 days in the Private Listing database, however cannot withhold the Listing from other Licensed professionals.

6. **Coming Soon Status in the General Listing Database (GLD):** Your seller may place the listing in Coming Soon status in the General Listing Database (GLD) for up to 30 days. On the selected activation date, the listing will automatically change to New. Coming Soon allows the property to be publicly marketed through syndication and other data feeds before it becomes active.

7. **Opting Out of MLS:** By excluding the Property from the MLS, Owner acknowledges the following:

   **(A) OWNER'S PROPERTY WILL NOT BE INCLUDED IN THE MLS DATA AVAILABLE TO REAL ESTATE AGENTS AND BROKERS WHO SUBSCRIBE TO MLS AND THEIR BUYER/TENANT CLIENTS. OWNER'S PROPERTY**

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**WILL NOT BE ADVERTISED ON HAR.COM (HOMES AND RENTALS) OR INCLUDED IN THE MLS DATA MADE AVAILABLE TO OTHER REAL ESTATE WEBSITES USED BY THE GENERAL PUBLIC TO SEARCH FOR PROPERTIES FOR SALE OR LEASE;**

**(B) REAL ESTATE AGENTS, BROKERS AND THE PUBLIC CONSEQUENTLY MAY BE UNAWARE OF THE AVAILABILITY OF OWNER'S PROPERTY OR THE TERMS AND CONDITIONS UNDER WHICH OWNER IS MARKETING THE PROPERTY;**

**(C) REDUCTION IN EXPOSURE OF OWNER'S PROPERTY TO OTHER REAL ESTATE OFFICES AND PROSPECTIVE BUYERS/TENANTS MAY REDUCE THE NUMBER OF OFFERS AND ADVERSELY IMPACT THE SALES PRICE OR TERMS OWNER RECEIVES;**

**(D) ALTHOUGH IT MAY NOT BE OWNER'S INTENTION, THE EXCLUSION OF THE PROPERTY FROM THE MLS MAY BE CONSTRUED BY POTENTIAL BUYERS/TENANTS AS A MEANS TO EXCLUDE THEM FROM ACCESS TO THE PROPERTY BASED ON THEIR PROTECTED CLASS OR STATUS;**

**(E) THAT IF THE PROPERTY IS PUBLICLY MARKETED (PUBLIC MARKETING INCLUDES, BUT IS NOT LIMITED TO, FLIERS DISPLAYED IN THE WINDOWS, YARD SIGNS, DIGITAL MARKETING ON PUBLIC-FACING WEBSITES, BROKERAGE WEBSITE DISPLAYS (INCLUDING IDX AND VOW), DIGITAL COMMUNICATIONS MARKETING (EMAIL BLASTS), AND OTHER APPLICATIONS AVAILABLE TO THE GENERAL PUBLIC.), MLS RULES REQUIRE THAT BROKER FILE THIS LISTING WITH THE MULTIPLE LISTING SERVICES (MLS) WITHIN ONE (1) BUSINESS DAY; AND**

**(F) OWNER, FOR THEIR OWN REASONS, AND NOT AS A RESULT OF ADVICE FROM BROKER OR AGENT,DESIRES NOT TO INCLUDE THE PROPERTY IN THE MLS.**

**8. Owner Hereby Instructs Broker to Exclude the Property from the MLS as Follows (check one):**

☐ A. A 1(b) TXR-1101: Do not submit Property to the MLS for [ ] calendar days from the commencement of the listing.

- If you selected A 1(b) on TXR-1101 form, you may not publicly market this property until this listing is either in Private Listing Database or the General Listing Database.

☐ B. Do not submit Property to a VOW data feed.

☐ C. Private Listing with Delayed Marketing: Do not submit Property to the General Listing Database for 30 calendar days from the commencement of the listing.

- MLS Rules and Regulations still require you to enter this listing into the Private Listing Database and then transition this listing over to General MLS after the 30 days.

☐ D. Do not submit Property to the MLS during the listing period provided for in the listing agreement.

- Cannot publicly market this property by anyone, including the seller.

☑ E. Submit the property to the MLS in Coming Soon status within the General Listing Database (GLD). The listing will automatically activate as New on 11/25/2026. The activation date cannot be more than 30 days from the listing date.

**OWNER CERTIFIES THAT OWNER UNDERSTANDS THE CONSEQUENCES OF ITS DECISION TO EXCLUDE THE PROPERTY FROM THE MLS. BY SIGNING BELOW, OWNER ACKNOWLEDGES THAT OWNER HAS READ, UNDERSTANDS, ACCEPTS AND HAS RECEIVED A COPY OF THIS AUTHORIZATION.**

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**Owner(s) Name(s) :** KAREN I TRACY LIVING TRUST Kimberly Anne Hurkmans POA

**Owner(s) Signature(s):** Kimberly Anne Hurkmans POA dotloop verified 10/15/26 11:29 AM CDT IX8X-6FHE-9AOV-ROS8

**Date:**

**Brokerage Firm Name:** Vortex Realty

**Broker of Record Signature:** Signed by: CHARLI BROWN 957D41B2E48D482...

**Date:** 10/29/2026

**Listing Agent Name:** Suzette Cobb

**Listing Agent Signature** Suzette Cobb dotloop verified 10/15/26 11:01 AM CDT IVTK-DNSA-QQNT-CPWS

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