



**NEW JERSEY MULTIPLE LISTING SERVICE, INC.**  
Owned and Operated By

**Eastern Bergen County Board of REALTORS®**  
**RealSource Association of REALTORS®**

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160 Terrace Street. P.O. Box U Haworth, N.J. 07641 Phone: 201-387-1150 Fax: 201-387-0241

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ADDRESS: \_\_\_\_\_

**11:5-1.23**

## **WAIVER OF BROKER COOPERATION**

I UNDERSTAND THAT COOPERATION AMONGST BROKERS PRODUCES WIDER EXPOSURE OF MY PROPERTY AND MAY RESULT IN IT BEING SOLD OR LEASED SOONER AND AT A HIGHER PRICE THAN WOULD BE THE CASE WERE MY BROKER NOT TO COOPERATE WITH OTHER BROKERS. I FURTHER UNDERSTAND THAT WHEN MY BROKER COOPERATES WITH OTHER BROKERS, I CAN STILL HAVE THE ARRANGEMENTS FOR THE SHOWING OF THE PROPERTY AND ALL NEGOTIATIONS WITH ME OR MY ATTORNEY MADE ONLY THROUGH MY LISTING BROKER'S OFFICE SHOULD I SO DESIRE.

However, despite my awareness of these factors, I direct that this property is to be marketed only through the efforts of the Listing Broker. This listing is not to be published in any multiple listing service. I will only consider offers on this property which are obtained by, and I will only allow showings of this property to be conducted by the Listing Broker or his or her duly authorized representatives. THE LISTING BROKER IS HEREBY DIRECTED NOT TO COOPERATE WITH ANY OTHER BROKER.

By signing below, the parties hereto confirm that no pressure or undue influence has been exerted upon the owners as to how this property is to be marketed by the Listing Broker.

The owner(s) further confirm receipt of a fully executed copy of the listing agreement on this property, and of this Waiver of Broker Cooperation form.

DATED:

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

Listing Broker \_\_\_\_\_

By: Authorized Licensee Broker \_\_\_\_\_