

## Form 244

for use in the Province of Ontario

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**PROCEED TO NEXT PAGE...**



## Form 244

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*General Use: This Form would be used to obtain written instructions, from a Seller under a Listing Agreement with the Brokerage, respecting the conveyance of Offers and or any other Offer or property directions.*

*The first part identifies the property, the Seller, the Listing Brokerage, any descriptive Listing reference numbers and the Listing Commencement Date.*

**RE: LISTING AGREEMENT FOR:**

**PROPERTY ADDRESS:** .....

**BETWEEN:**

**SELLER:** .....

**AND**

**LISTING BROKERAGE:** .....

**MLS® NUMBER(S):** ..... **L/BR ID. #** .....

**INTERBOARD MLS® NUMBER:** ..... **BOARD:** .....

**LISTING COMMENCEMENT DATE:** .....

*Care must be taken to ensure that multiple written directions do NOT conflict or contradict with one another. Consequently written directions must be explicit and detailed to avoid there being confusion and or misunderstanding of any party.*

**CAUTION:** Written directions from Sellers must not contradict each other. It is imperative that written directions be explicit and detailed such that the Sellers and Brokerage have a clear understanding of how to implement them to avoid confusion and misunderstanding.

*The next part allows certain choices, the first choice is that there is to be no conveyance of offers until a certain time and date. Additional choices allow for other instructions to be identified respecting offers and or the property. These could include many other directions, such as, showings, access or offer content.*

**THE SELLER ACKNOWLEDGES THAT THIS DIRECTION CANNOT BE CHANGED OR AMENDED OTHER THAN BY A NEW WRITTEN DIRECTION.**

**The Seller hereby directs the following:**

**NO CONVEYANCE OF ANY WRITTEN SIGNED OFFERS** prior to ..... on the ..... day of ....., 20.....  
(Seller's Initials) (conveyance includes but is not limited to presentation, communication, transmission, entertainment or notification of)  
(a.m./p.m.)

**OTHER DIRECTIONS**.....  
(Seller's Initials) .....

**OTHER DIRECTIONS**.....  
(Seller's Initials) .....

*The following is an acknowledgment by the Seller that the Listing Brokerage has obligations and responsibilities to the other co-operating brokerages and further that the Listing Brokerage will be adhering to rules and regulations regarding the showing of properties as well as the conveyance of offers.*

**The Seller acknowledges that the Listing Brokerage has professional obligations to other brokerages and the Listing Brokerage will be complying with rules and regulations with respect to showing of properties and the conveyance of written offers.**

*The Listing Brokerage is to inform the Real Estate Board(s) of the instructions in this form immediately.*

The Listing Brokerage agrees to immediately notify the Real Estate Board(s) of this Seller's Direction in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

*Further the Seller and Listing Brokerage agree that this form does not constitute a cancellation of the Listing Agreement.*

The Seller and the Listing Brokerage agree that the said Listing Agreement shall remain in full force and effect.

**THIS IS NOT A CANCELLATION OF THE LISTING AGREEMENT.**

For the purposes of this Direction, "Seller" includes vendor, landlord and lessor, "Buyers" include purchaser, tenant and lessee and Real Estate Board(s) includes Real Estate Association(s).

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

..... (Seller) ..... (Seal) ..... (Date)

..... (Seller) ..... (Seal) ..... (Date)

..... (Name of Listing Brokerage)

..... (Date) ..... (Name of Person Signing)

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