

KEYSAFE/LOCKBOX ADDENDUM AND TENANT PERMISSION TO ACCESS PROPERTY

(C.A.R. Form KLA, Revised 4/13)

The undersigned seller or landlordagreement with	("Owner") has entered into an ("Broker")			
dated	to market for sale, lease or rent the real property located at ("Property").			
by Broker, other brokers and real estate licenses authorized appraisers and inspectors, and accor Property. These individuals may take videos or control or block the taking of and use of images B. MLS rules require a keysafe/lockbox placed on the with the rules of the MLS where the listing has be (a) that is specifically authorized by the MLS or (be property in accordance with the standards required. C. Broker, cooperating brokers and other real estate are not insurers against injury, theft, loss, var keysafe/lockbox or other means. Broker does not be broker recommends that Owner and, if applicable and take any and all possible precautions and their property and belongings, including cash, Property.	te above Property, permitting access to the interior of the Property es who are participants of the Multiple Listing Service(s) ("MLS"), impanied persons interested in purchasing, leasing or renting the photographs of the Property. Broker does not have the ability to by any such persons. The property to be an MLS approved access device in accordance een submitted. Generally, an MLS approved access device is one b) where use of it provides reasonable and timely access to listed red by the MLS. The licensees, the MLS and Associations/Boards of REALTORS® and alism, damage or other harm whether through the use of a pot maintain insurance to protect Owner or other occupants. The e, Tenant and other occupants of the Property maintain insurance safeguards to protect themselves, other occupants and visitors, jewelry, drugs, firearms, and other valuables located on the			
	LOCKBOX: ockbox. If the Property is tenant-occupied, Owner is advised that nded. Owner acknowledges receipt of a copy of this document.			
Date	Date			
Owner	Owner			
(Print Name)	(Print Name)			
to any authority granted in the lease or rental agreen Broker may use a keysafe/lockbox. Broker may show the Property as follows:	perty, and have read the disclosure statements above. In additionment, I agree as follows: st a "FOR SALE", "FOR LEASE", "FOR RENT" or "SOLD" sign			
Tenant acknowledges receipt of a copy of this document	i.			
Date	Date			
Tenant	Tenant			
(Print Name)	(Print Name)			
means, including facsimile or computerized formats. Copyright © 1984-2013, CA THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF	REALTORS* (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE			

KLA REVISED 4/13 (PAGE 1 OF 1) Print Date

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Reviewed by _____ Date ____



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SELLER INSTRUCTION TO EXCLUDE LISTING FROM THE MULTIPLE LISTING SERVICE OR LISTING INFORMATION FROM INTERNET

(C.A.R. Form SEL, REVISED 4/13)

	on property known as	("Property"),
	which	is referred to as Seller
and	nd	is referred to as Broker.
1.	. MULTIPLE LISTING SERVICE: Broker is a participant/subsc	riber to the
•••	Multiple Listing Service (MLS). The MLS is a database of	
	disseminated to and accessible by all other real estate agen	
	MLS. Property information submitted to the MLS also describe	es the price, terms and conditions under which
	the Seller's property is offered for sale (including but not limite	•
	to other brokers). It is likely that a significant number of real	
	participants or subscribers to the MLS. The MLS may also be	
	multiple listing services belong. Real estate agents belongir reciprocal agreements with the MLS also have access to the	
2.	EXPOSURE TO BUYERS THROUGH MLS: Listing property	
	real estate agents and brokers who are participants or subsc	
	brokers receiving access to the MLS by way of an MLS recipro	
	those agents and brokers. The MLS may further transmit the	
	property listings online, including national compilations of property listings on property listings of property of	
3.	possibly even international compilations of properties for sale MANDATORY SUBMISSION TO MLS: The MLS generally re	
0.	submit all exclusive right to sell and exclusive agency listings	
	the MLS within 2 (or \square) Days of obtaining all necessition	
	agreement. However, Broker does not need to submit the li-	
	listing or certain listing information from appearing on certain l	
	the MLS, if within that same period Broker submits to the ML	S such an instruction signed by Seller (such
4.	as C.A.R. form SEL or a similarly required MLS form). CLOSED/PRIVATE LISTING SUBGROUPS OR CLUBS: The	ne MI S referred to above is accessible to all
7.	eligible real estate licensees and provides broad exposure f	
	subgroups of licensees may have been formed outside the	
	clubs are accessible to a more limited number of licensees	
	property. Closed or private listing clubs or subgroups are not the	
	through a closed, private network - and excluding it from the Misadvantageous to a seller, and why, should be discussed w	
5.		
٥.	to exclude the Property from the MLS. Seller understands an	
	(a) real estate agents and brokers from other real estate office	
	to that MLS may not be aware that Seller's Property is offe	
	included in the MLS's download to various real estate Internet	
	property listings; and (c) real estate agents, brokers and me	*
	terms and conditions under which Seller is marketing the Pro	репу.
	If this option is checked, Seller certifies that Seller unders	tands the implications of not submitting the
	Property to the MLS. Seller instructs Broker not to submit the	e Property to the MLS (Check one): for a
	period of calendar (date) or,	days from the commencement of the listing,
	⊔ until (date) or, ∟ Agreement.	during the listing period provided for in the
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repr	eproduction of this form, or any portion thereof, by photocopy machine or any other	
	neans, including facsimile or computerized formats. Copyright © 1991- <mark>2013</mark> , ALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.	Seller's Initials ()()

Prop	perty Address:				Da	.te:				
6.	SELLER OPT-OUT OF INTE	RNET DISPLAY: (Check A or	B or neither. C	Only check if a	pplicable.)				
OR	A. Exclusion of Property not want the Property to be coption is checked, consumer Property in response to their B. Exclusion of Property Seller does not want the add acknowledges that (i) if this case the Property's address in	displayed on the Inters who search for list search; and (ii) all list Address from Inters of the Propert option is checked, co	ernet. Sellestings on Ir requests ar nternet: S y to be disponsumers v	er understands nternet sites m re subject to M eller requests olayed on the who search for	and acknowl ay not see inf LS rules. that Broker a Internet. Sello listings on Int	ledges that (i) if formation about dvise the MLS er understands ternet sites may	this the that and			
	SELLER OPT-OUT OF FEAT B or both or neither. Only che		ARTICIPAN	IT AND SUBC	RIBER WEB	SITES: (Check	A or			
A. Exclusion of Comment or Property Review Feature from MLS Participant or Subscriber Websites: Seller requests that Broker advise the MLS that Seller does not want visitors to MLS participant or subscriber Websites that display the Property listing to have (i) the ability to write comments or reviews about Seller's Property on those sites; or (ii) the ability to hyperlink to another site containing such comments or reviews if the hyperlink is in immediate conjunction with Seller's Property. Seller understands and acknowledges that (i) this opt-out applies only to the Websites of MLS participants and subscribers who are real estate broker and agent members of an MLS; (ii) other Internet sites may or may not have the features set forth herein; (iii) neither Broker nor the MLS may have the ability to control or block such features on other Internet sites; and (iv) all requests are subject to MLS rules. B. Exclusion of Automated Estimate of Property Value Feature from MLS Participant or Subscriber Websites: Seller requests that Broker advise the MLS that Seller does not want MLS participant or subscriber Websites that display the Property listing (i) to operate an automated estimate of the market value of the Property; or (ii) the ability to hyperlink to another site containing such automated estimate of the market value of the Property if the hyperlink is in immediate conjunction with Seller's Property. Seller understands and acknowledges that (i) this opt-out applies only to the Websites of MLS participants and subscribers who are real estate broker and agent members of an MLS; (ii) other Internet sites may or may not have the features set forth herein; (iii) neither Broker nor the MLS may have the ability to control or block such features on other Internet sites; and (iv) all requests are subject to MLS rules. By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Addendum.										
Sell	er					Date				
Add	ress		City		State	Zip				
Tele	ress phone	_ Fax		E-mail						
						Date				
Add	ress		City _		State	Zip				
Tele	er ress phone	_ Fax	<u>-</u>	E-mail						
						c. #				
Ry (Il Estate Broker (Firm) Agent)		г	BELic #	DUE FIG	,. # ato				
Dy (ross		L City	/I 1L LIC. #	Do	ate				
Tele	ress	Fax	Oity	E-mail	Otate _	Ζιρ				
I FG/	FORM HAS BEEN APPROVED BY TH AL VALIDITY OR ADEQUACY OF ANY F DVISE ON REAL ESTATE TRANSACTION	PROVISION IN ANY SPEC	CIFIC TRANSA	CTION A REAL EST	TATE BROKER IS T	THE PERSON QUALI) THE IFIED			
	form is available for use by the entire real pership mark which may be used only by						ective			

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