

KEY BOX AMENDMENT AND SUPPLEMENT TO EXCLUSIVE LISTING CONTRACT

Reference is hereby made to that certain Exclusive Listing Contract ("Listing Contract") dated _____ and entered into by and between the parties hereto with respect to real property and improvements located at _____ ("Property").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Section 9 of Listing Contract shall be deleted in its entirety and the following substituted in its place:

I understand and agree that a Key Box is designed as a repository of a key to the improvements on Property, permitting access to the interior of those improvements by Participants of MLS and their licensees, and, if the "One Day Code" feature is activated, third parties who are not associated with MLS, such as painters and service technicians; that REALTOR® Firm advises and requests that I safeguard or remove valuables now located on Property; that it is not a requirement of MLS or REALTOR® Firm that I allow use of such a Key Box; that where a tenant/lessee occupies Property, the consent of tenant/lessee is required; and that if I permit such a Key Box to be placed on Property, neither REALTOR® Firm, any cooperating firm, MLS, MAAR, nor any of their officers, directors, real estate licensees, employees, or independent contractors shall be liable for loss or damage in connection with use of said Key Box. I further understand that the "One Day Code" feature of the Key Box system allows REALTOR® Firm to program the Key Box so as to allow access to anyone who inputs a code on the keypad of the Key Box. Such code is only valid for approximately 24 hours, but it allows access without an electronic key card, and thus there is no record of who utilized the code.

2. a. If Owners have consented to use of a Key Box on Property and if Owners' initials appear here this Subsection 2(a) is agreed to:

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Owners hereby authorize REALTOR® Firm, in its sole and absolute discretion, to activate the "One Day Code" feature of the Key Box on Property at any time(s) REALTOR® Firm chooses during the period when REALTOR® Firm has a Key Box at Property, and REALTOR® Firm may do so without advance notice to any Owner.

b. If Owners have consented to use of a Key Box on Property and if Owners' initials appear here this Subsection 2(b) is agreed to:

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Owners hereby authorize REALTOR® Firm, in its sole and absolute discretion, to activate the "One Day Code" feature of the Key Box on Property at any time(s) REALTOR® Firm chooses during the period when REALTOR® Firm has a Key Box at Property, so long as REALTOR® Firm makes reasonable effort to provide at least _____ hours advance notice ("Advance Notice") to an Owner. By way of example and not limitation, Advance Notice shall be deemed to have occurred if REALTOR® Firm communicates that the "One Day Code" feature will be activated either by leaving a message at one of the contact telephone numbers (home, office, cell, etc.) provided by an Owner for communicating with an Owner or by sending an e-mail message or fax to an e-mail address or fax number provided by an Owner for communicating with an Owner, and such Advance Notice shall be effective even if not actually received by any Owner.

c. If Owners have consented to use of a Key Box on Property and if Owners' initials appear here this Subsection 2(c) is agreed to:

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Owners hereby authorize REALTOR® Firm to activate the "One Day Code" feature of the Key Box on Property only as expressly directed by an Owner.

3. Except as expressly amended herein, all terms and provisions of Listing Contract shall remain in full force and effect.

4. If there is only one owner of Property, the term "Owners" as used herein shall be deemed to be singular.

OWNERS ACKNOWLEDGE THAT THEY HAVE READ, UNDERSTAND, AND AGREE TO THIS AMENDMENT AND SUPPLEMENT, AND THAT THEY HAVE RECEIVED A COPY OF IT.

Dated: _____

REALTOR® FIRM:

OWNERS:

Firm Name: _____

(Signature) _____

By: _____

Print Name: _____

(Print Name and Title)

(Signature)

Print Name: _____