



CONSOLIDATED MULTIPLE LISTING SERVICE

138 Westpark Boulevard, Columbia, South Carolina 29210

Phone (803) 799-7167 Fax (803) 256-8125

Email Support@ColumbiaMLS.com

Those eligible for membership in CMLS shall consist of Owners who are or who employ:

- (a) Brokers-in-Charge licensed pursuant to Chapter 57 of Title 40 of the South Carolina Code of Laws.**
- (b) Appraisers who are certified or licensed pursuant to Chapter 60 of Title 40 of the South Carolina Code of Laws.**

An initiation fee of \$700 must be submitted with the application.

--A copy of the Broker-in-Charge or Appraiser License and Business License must be submitted, if required by town/city/county.

--Proof of E&O insurance must be submitted with application. If a Member does not have or maintain at least \$500,000 in Errors and Omissions insurance, it shall disclose that fact on the Listing Agreement and CMLS will include on all listings the expiration date of the Errors and Omissions Declarations Page (if any) on file with CMLS.

Written Agreement. Each listing submitted to CMLS by a Member, the Member shall have a written Listing Agreement with the property owner.

Prior to being granted access to the CMLS system for the purpose of information entry, an agent/representative or individual Members must attend and complete an introductory class on the use of the CMLS system and an orientation with a CMLS staff member (who is not a CMLS Member). New Members who previously worked as an agent/representative under another CMLS Member and had training in and access to the CMLS system need not repeat the introductory class and orientation. CMLS shall provide introductory classes/orientation no less frequently than once every two weeks, if needed.



**CONSOLIDATED MULTIPLE LISTING SERVICE
MEMBERSHIP APPLICATION**

Name of Corporate Entity: _____

DBA Name (if Applicable): _____

Name of Designated Member (Owner): _____

Name of Broker in Charge/Licensed Appraiser: _____

Principal Office Address: _____

Office Phone: _____ Office Fax: _____

Please indicate operating hours: _____

E-Mail Address for Company: _____

E-Mail Address for BIC/Appraiser: _____

If you have lived in the State of South Carolina for less than five years, list the States in which you have resided for the last 5 years. _____

Have you ever had a real estate license suspended, revoked or terminated by any governmental agency for any reason? ☐ Yes ☐ No. If so, describe the circumstances and state the agency involved. _____

Have you ever been convicted of a felony of any kind or any crime involving the property of others (whether a felony or not)? ☐ Yes ☐ No. If yes, please provide a description of the charge, the approximate date, the jurisdiction and the disposition. _____

Please specify reason(s) for joining Consolidated MLS _____

If the applicant is a corporation, partnership or other entity with more than one owner or principal provide the following information:

Entity Type: _____ Individual or Sole Proprietor _____ Corporation
_____ Partnership _____ other entity (Describe _____)

No. of sales associates or appraisers _____

List below each individual who owns an interest in the Company and all individuals who are officers, partners or managing agents of the entity, with their respective interest or title.

Name _____	Interest and/or Title _____ (%)	Home Phone _____
Address _____	_____	Work Phone _____
City _____ State _____ Zip _____		Other Phone _____
E Mail Address _____	Date of Birth _____	Drivers License No. _____

Name _____	Interest and/or Title _____ (%)	Home Phone _____
Address _____	_____	Work Phone _____
City _____ State _____ Zip _____		Other Phone _____
E Mail Address _____	Date of Birth _____	Drivers License No. _____

Name _____	Interest and/or Title _____ (%)	Home Phone _____
Address _____	_____	Work Phone _____
City _____ State _____ Zip _____		Other Phone _____
E Mail Address _____	Date of Birth _____	Drivers License No. _____

Name _____	Interest and/or Title _____ (%)	Home Phone _____
Address _____	_____	Work Phone _____
City _____ State _____ Zip _____		Other Phone _____
E Mail Address _____	Date of Birth _____	Drivers License No. _____

For any additional individuals, provide the above information on a schedule attached to this application.

The undersigned certify that the information provided in this application is true, complete and accurate and acknowledge that if it is determined that any information provided is later determined to have been inaccurate, incomplete or untrue, in any material respect, membership in the corporation may be revoked by the Board of Directors.

Submitted this _____ day of _____, 20____.

Signature _____	Signature _____	Signature _____
Print name _____	Print name _____	Print name _____
Title _____	Title _____	Title _____
Signature _____	Signature _____	Signature _____
Print name _____	Print name _____	Print name _____
Title _____	Title _____	Title _____

For an application for any business entity, all individuals listed on the preceding page must sign.

The following must accompany this application:

1. **\$700 Initiation Fee payable to CMLS (This Initiation Fee is considered to be earned and non-refundable once the Member is activated on the CMLS system);**
2. **A copy of a valid Broker in Charge or Appraiser license;**
3. **A copy of a valid business license;**
4. **Proof of E&O Insurance, if applicable;**

This application, along with all documents, may be faxed to 803-256-8125, emailed to support@columbiamls.com, mailed to CMLS, 138 Westpark Boulevard, Columbia, SC 29210 or may be returned in person to 138 Westpark Boulevard, Columbia, SC 29210

Questions? Call CMLS at 803-799-7167

Broker/Agent/Appraiser Price List

Quarterly Office Dues	\$ 160
This is paid by all Brokers/Appraisers in order to keep the company active.	
XpressKEY/Ekey	\$ 161
This is paid by anyone who leases a KEY whether it be Broker, Agent or Appraiser. There is an additional \$40 application fee. Token Fee \$35 or Mobile Authenticator \$20 (billed at time of training). Licensed Appraisers may only gain access to lockboxes by eKEY and must contact listing agent for CBS Code.	
Quarterly Agent No Key	\$ 161
This is for agent who wishes to only have access to the system with no key.	
Quarterly Assistant Fee	\$ 80
This is strictly for an agent assistant or non licensed appraiser with access to system only (no key access).	
Quarterly Lockbox Lease Per Lockbox	\$ 4
This is the lockbox lease fee per box. The initial lease per Lockbox is \$25 and if returned to the CML office, an amount of \$10 is refunded per lockbox.	

Billing

The CML sends out quarterly invoices on December 1st , March 1st , June 1st , September 1st . All payments are due back in the CML office by the last day of these months. If payment is not made by the 15th of the following month (January, April, July, October), keys and computer access are disconnected and a 10% late fee is due on any payment made after this date.

30 days late will result in an additional 10% late fee and demand letter that membership in CMLS (Member or designated representative) is in jeopardy if not brought current within 30 days. Broker will be sent a notice that listings will be withdrawn if not transferred to a member in good standing within 30 days.

60 days late – Member (or designated representative) is expelled from CMLS and a demand letter sent stating all leased equipment (access key and lockboxes) must be returned to the CMLS office. Reinstatement can only occur with payment in full, including all late fees plus a \$250 reactivation fee, even if that reactivation is with another company.

Broker-in-Charge/Licensed Appraiser, along with any other agents/appraisers/staff, who wish to have access to the system must sign all forms remaining in this packet, with the exception of the Key Lease Agreement, unless they to obtain an XpressKEY or eKEY in which to show homes. Licenses Appraisers, with no real estate licenses, may only gain access to Lockbox by eKEY and must contact listing agent for CBS code.

Once the company has submitted an application for membership, agents/appraisers may attend training with BIC/Appraiser owner or at any training session after company becomes a member. Training sessions are held several times a month. All paperwork must be submitted to the CMLS office prior to training in order to be entered in the CMLS system and registered for a training session.

Dues for training/keypad are collected at the time of training and are prorated, if necessary. See the dues sheet for information on fees.

Info / Fees for All Agents/Appraisers (for Key and Access to CMLS system)

All agents/appraisers must have required New User Packet signed by both agent/appraiser and BIC/Licensed Appraiser and attend a training session to gain access to the CMLS system.

The agent will also submit a current real estate license which must reflect the correct company. The appraiser must submit current license or certification, if applicable.

****Initial dues must be paid at time of training****

ActiveKEY / XpressKEY / eKEY (for entry into lockboxes) and Agents with no KEY

\$ 40	Administration Fee
\$161	Dues for Quarter
	Choice of Mobile Token (\$20) or Hard Token (\$35) for Access to System

****Licensed Appraisers, with no real estate license, may only gain access through eKEY and must contact listing agent for CBS code****

Assistants

\$40	Administration Fee
\$80	Dues for Quarter
	Choice of Mobile Token (\$20) or Hard Token (\$35) for Access to System

Administrative Staff for Company

No fees due for administrative staff with exception of their Access to System
Choice of Mobile Token (\$20) or Hard Token (\$35) for Access to System

Lockboxes

Lockboxes can be leased from the CMLS office. There is an initial lease fee of \$25/box paid at the time of initial lease. The agent will be billed \$4 per box per quarter. This charge will be included on the quarterly invoice. There is a \$94 fee per box for lost/stolen lockboxes.

When lockboxes are returned to the CMLS office the agent will receive a \$10 credit/refund per box that is returned.

****The CML office does not accept cash****

****Billing****

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30 days late will result in an additional 10% late fee and demand letter that membership in CMLS (Member or designated representative) is in jeopardy if not brought current within 30 days. Broker will be sent a notice that listings will be withdrawn if not transferred to a member in good standing within 30 days.

60 days late – Member (or designated representative) is expelled from CMLS and a demand letter sent stating all leased equipment (access key and lockboxes) must be returned to the CMLS office. Reinstatement can only occur with payment in full, including all late fees plus a \$250 reactivation fee, even if that reactivation is with another company.

REGISTRATION FORM

****I have been active with CMLS before _____ Yes _____ No****

EXPECTED CLASS DATE: _____

PLEASE PRINT

NAME OF APPLICANT _____

First Name may be what you wish to be known as in CMLS--Last name must match license, if applicable

NAME OF COMPANY _____

COMPANY LOCATION _____

HOME ADDRESS _____

City _____

State _____

Zip _____

HOME PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

QUESTIONS FOR ACCESS

BIRTH CITY _____

BIRTH YEAR _____

FAVORITE COLOR _____

PREFERRED 4-DIGIT PIN _____

CHECK ONE OF THE FOLLOWING BELOW THAT PERTAINS TO YOU:

BROKER IN CHARGE _____

STAFF/ADMIN WITH COMPANY _____

AGENT OR APPRAISER _____ (with real estate license)

LICENSED APPRAISER _____ (no real estate license) or APRENTICE APPRAISER _____

ASSISTANT TO AGENT _____ AGENT'S NAME _____

If you are licensed and plan to lease a Keypad to access homes, check one of the options below:

(Quarterly Fees for Both are the same)

Physical Handheld Keypad called Xpress Key _____

EKey (app on your smartphone) _____

****Please download "ekey" from your App or Google Play Store prior to coming to training****

**I already have Keypad/eKEY
associated with another MLS**

Yes _____ No _____

Note: Licensed Appraiser may only gain access to Lockbox by eKEY and must call listing agent for CBS Code.

Please load the app on your phone for mobile authenticator (called Clareity Authenticator) which will generate a passcode to access MLS. If you do not have a smartphone or if you would rather use a physical hard token, please notate below:

MOBILE AUTH \$20

HARD TOKEN \$35

****INITIAL FEES ARE PAID UP FRONT WITH ALL FUTURE BILLING BY EMAIL
INVOICE ONLY****



**CONSOLIDATED MULTIPLE LISTING SERVICE
COMPANY REPRESENTATIVE APPLICATION**

[Submit for every individual desiring access to the CMLS system as an Agent, Appraiser or Company representative]

Name of Individual: _____

Company to be represented: _____

Name of Broker in Charge/Licensed Appraiser: _____

Principal Office Address: _____

Office Phone: _____ Office Fax: _____

Provide the following information:

Home Address:	
City, State Zip:	
Home Phone:	Driver's License No.:
Cell Phone:	Last 4 of SS#:
	Date of Birth:
Email:	

If you have lived in the State of South Carolina for less than five years, list the States in which you have resided for the last 5 years. _____

Have you ever had a real estate license suspended or terminated by any governmental agency for any reason. ____ Yes ____ No. If so, describe the circumstances and state the agency involved. _____

Have you ever been convicted of a felony of any kind or any crime involving the property of others (whether a felony or not)? ____ Yes ____ No. If yes, please provide a description of the charge, the approximate date, the jurisdiction and the disposition. _____

The undersigned certify that the information provided in this application is true, complete and accurate and acknowledge that if it is determined that any information provided is later determined to have been inaccurate, incomplete or untrue, in any material respect, access to CMLS may be revoked by the Board of Directors.

Submitted this _____ day of _____, 20____.

Broker/Appraiser Signature: _____ Print Name: _____	Applicant Signature: _____ Print name: _____
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IF YOU NEED A COPY OF THIS SUB-LEASE/LICENSE FOR YOUR RECORDS, PLEASE MAKE A COPY.
ALL ATTACHMENTS ARE PART OF THIS SUB-LEASE/LICENSE. READ THEM BEFORE SIGNING.

CMLS Key Lease Agreement

This Key Lease Agreement ("Agreement") is entered into by and between Consolidated Multiple Listing Service, Inc. ("CMLS") and Keyholder shown on page 4 of this Agreement on the date set forth therein.

Keyholder and CMLS agree as follows:

1. LEASE AND LICENSE

a. **ActiveKEY.** If selected, CMLS leases to Keyholder, and Keyholder leases from CMLS, the ActiveKEY (the "ActiveKEY") (which may be new or refurbished). The equipment and software incorporated in the ActiveKEY enables Keyholder to obtain a current update code; open and perform other iBox functions; and upload property-showing data. The ActiveKEY will only remain available until the XpressKEY is provided to CMLS and, at that time, ActiveKEY Keyholders will be required to exchange the ActiveKEY for the XpressKEY or eKEY. Keyholders electing to exchange the assigned ActiveKEY for an XpressKEY agree that the terms and conditions of this Agreement shall still apply even if no new Agreement was executed at the time of the exchange and that liquidated damages of \$150.00 on the ActiveKEY will apply if the ActiveKEY is not returned to CMLS or Supra as directed.

b. **XpressKEY.** When available and if selected, CMLS leases to Keyholder, and Keyholder leases from CMLS, the XpressKEY (the "XpressKEY") (which may be new or refurbished). The equipment and software incorporated in the XpressKEY enables Keyholder to obtain a current update code; open and perform other iBox functions; and upload property-showing data. Once available, the XpressKEY shall replace the ActiveKEY as a "Key" under this Agreement.

c. **eKEY Professional or Basic Software.** If selected, CMLS grants to Keyholder, a limited non-exclusive, non-transferable, revocable sub-license for the Term to use the eKEY Professional or Basic Software (the "eKEY"). The eKEY enables Keyholder to obtain a current update code; open and perform other iBox functions; and upload property showing data. The eKEY is used with certain electronic devices ("Devices") approved by Supra. Supra may approve additional Devices during the term of the Agreement but does not provide any warranty of the performance of such Devices.

d. **iBox BT LE.** If applicable, CMLS leases to Keyholder for the Term, and Keyholder agrees to lease, iBox BT LE units ("iBoxes"). In addition, CMLS grants to Keyholder (i) a limited non-exclusive, non-transferable, revocable sub-license to use the Network, which is necessary for the use and operation of the iBoxes for the Term and (ii) a limited, non-exclusive, nontransferable, revocable sub-license to use the software CMLS licenses from Supra for the Term.

e. **Network.** CMLS grants to Keyholder (i) a limited non-exclusive, non-transferable, revocable sub-license to use the network (the "Network"), the use of which CMLS licenses from UTC Fire & Security Americas Corporation, Inc. ("Supra"), which is necessary for the use and operation of the ActiveKEY or eKEY (collectively, "Key") for the Term shown on page 4 of this Agreement and (ii) a limited, non-exclusive, nontransferable, revocable sub-license to use the software CMLS licenses from Supra (the "Software") for the Term.

2. SERVICE

a. The Software, the equipment incorporated in the ActiveKEYs and iBoxes (if applicable), (collectively, "Equipment"); Network; and KIM Database are collectively, "Service."

b. Keyholder understands that, in order to make the Service available to Keyholder, CMLS and Supra entered into a Master Agreement that provides the terms under which Supra will provide the Service to CMLS. **Keyholder understands that, if the Master Agreement is terminated for any reason during the Term of this Agreement, the Service will no longer be available to Keyholder and this Agreement will terminate in accordance with Section 12 below. Keyholder agrees that, under the terms of the Master Agreement, CMLS may elect a different Service or choose to upgrade the Service at any time during the Term of this Agreement, which may result in an increase of the System Fee and/or the termination of this Agreement.** Except as the rights and obligations of Keyholder and CMLS under this Agreement may be affected as described in the two preceding sentences, the rights and obligations between Keyholder and CMLS with respect to the Service are governed solely by the terms and conditions of this Agreement. Keyholder understands that failure of CMLS to perform its obligations under the Master Agreement may detrimentally affect Keyholder's use of the Service.

c. In the Master Agreement, Supra has reserved the right to discontinue any item of Equipment used in connection with the Service upon the provision of one (1) year prior written notice to CMLS. If Supra discontinues any item of Equipment, the Equipment leased and licensed hereunder shall continue to be completely compatible with and shall function with the Service. If the Equipment leased is lost, destroyed or damaged, CMLS may replace that Equipment with refurbished Equipment ("Replacement"), which shall be completely compatible with and shall function with the Service, and shall offer the same level of functionality as the Equipment currently offered.

d. Keyholder agrees to comply with the Rules and Regulations relating to the use of the Service which are set forth in the User Guide and the Rules and Regulations of CMLS and/or its MLS system. By executing this Agreement, Keyholder agrees to maintain the security of the personal identification number of each piece of Equipment to prevent the use of the Equipment by unauthorized persons. Keyholder further agrees that neither the Service, nor any other Supra product used in connection with the Service (including the Equipment), is a security system. The Service is a marketing convenience key-control system, and as such, any loss of Equipment or disclosure of personal identification numbers compromises the integrity of the Service, and Keyholder agrees to use her or his best efforts to ensure the confidentiality and integrity of all components of the Service.

3. TERM This Agreement shall commence on the date set forth in the signature block and have a term ("Term") until the date shown on page 4, unless terminated earlier or extended pursuant to the provisions of this Agreement.

4. PAYMENTS

a. **DURING THE TERM OF THIS AGREEMENT, KEYHOLDER SHALL PAY TO CMLS A FEE FOR THE RIGHT TO USE THE SERVICE PLUS APPLICABLE TAX (THE "SYSTEM FEE"). SUCH SYSTEM FEE SHALL BE DETERMINED BY CMLS. KEYHOLDER SHALL BE ENTITLED TO TERMINATE THIS AGREEMENT IN ACCORDANCE WITH THE PROVISIONS**

CONTAINED IN SECTION 12.

b. Keyholder shall pay the System Fee determined by the CMLS upon entering this Agreement and shall pay the System Fee for all subsequent years as directed by the CMLS.

c. CMLS reserves the right to: (i) increase the System Fee annually, (ii) charge a key activation fee, (iii) charge a late fee for any System Fee that is not paid as directed by the CMLS, and (iv) charge a fee for any payment that is returned unpaid or for insufficient funds or credit.

d. EXCEPT AS OTHERWISE PROVIDED HEREIN, KEYHOLDER'S OBLIGATION TO MAKE PAYMENTS TO OR AT THE DIRECTION OF ORGANIZATION SHALL BE ABSOLUTE, UNCONDITIONAL, NONCANCELABLE AND INDEPENDENT AND SHALL NOT BE SUBJECT TO ANY SETOFF, CLAIM OR DEFENSE FOR ANY REASON, INCLUDING ANY CLAIMS KEYHOLDER MAY HAVE RELATING TO PERFORMANCE OR FOR LOSS OR DAMAGE OF OR TO THE SERVICE OR THE EQUIPMENT OR ANY REPLACEMENTS.

5. TITLE AND USE The Service, including all its components, and the Equipment (except iBoxes), are and shall at all times remain the property of Supra. All additions and upgrades to the Software shall become part of the Software and shall, without further act, become the property of Supra. The Software and all applicable rights in patents, copyrights, trade secrets, and trademarks, are and shall at all times remain the property of Supra.

6. RISK OF LOSS; RETURN OF EQUIPMENT

a. No loss, damage or destruction to the Equipment shall relieve Keyholder of any obligation under this Agreement, except to the extent any such loss, damage or destruction is directly caused by the negligence of CMLS. The cost for replacing Equipment that is lost, damaged or destroyed and the damages to be paid by Keyholder for failing to return the Equipment upon termination of this Agreement is: ActiveKEY - \$150.00; XpressKEY - \$249.00; or iBox BT LE - \$94.00. Replacements may be refurbished Equipment.

b. At the expiration of the Term, Keyholder, at Keyholder's expense and risk, shall immediately return or cause the return to CMLS to such location as CMLS shall specify, all Equipment and components included with the Service that have been leased or licensed to Keyholder pursuant to this Agreement. The Equipment and components used in connection with the Service shall be returned in good condition, repair and working order, ordinary wear and tear excepted. All Software shall be returned, deleted or destroyed from all Keyholder devices

7. REPRESENTATIONS AND COVENANTS Keyholder covenants and agrees:

a. If Keyholder misuses the Service or any component thereof, including without limitation, use of the Service in violation of the User Guide, and a third party brings an action against CMLS and/or Supra relating to such misuse, Keyholder agrees to indemnify, defend and hold harmless CMLS and/or Supra, and their respective directors, officers, agents, representatives, employees, successors and assigns, from and against any and all claims, demands, actions, losses, damages, injuries, obligations, liabilities and costs and expenses of every kind or nature (including reasonable attorneys' fees, whether incurred at the trial or appellate level, in an arbitration proceeding, in bankruptcy, including without limitation, any adversary proceeding, contested matter or motion or otherwise) incurred by CMLS and/or Supra in such proceeding.

b. **That neither CMLS nor Supra shall be liable for any compensatory, indirect, incidental, consequential, punitive, reliance or special damages, including, without limitation, damages for lost profits, advantage, savings or revenues of any kind or increased cost of operations, arising out of the use or inability to use the Service for any purpose whatsoever whether or not Keyholder has been advised of the possibility of such damages.**

c. That Keyholder will not (i) use or gain access to the source code for the Software; (ii) alter, reproduce, modify, adapt, translate, reverse engineer, de-compile, disassemble or prepare derivative works based upon the Software; or (iii) provide or otherwise make available the Software or any part or copies thereof to any third party.

d. To provide CMLS and Supra with written notice of any legal proceeding or arbitration in which Keyholder is named as a defendant and that alleges defects in the Equipment within five (5) days after Keyholder receives written notice of such action.

The obligations set forth in this Section shall survive termination of this Agreement.

8. DEFAULT

a. Each of the following events shall be an Event of Default by Keyholder under this Agreement: (i) Keyholder's failure to pay, for any reason, any amount required under this Agreement within fifteen (15) days after the date that such payment is due; or (ii) the commencement of either an involuntary or voluntary action under any bankruptcy, insolvency or other similar law of the United States of America or any state thereof or of any other country or jurisdiction with respect to Keyholder; provided, however, that the commencement of any involuntary case or proceeding will not be an Event of Default under this Agreement if such case or proceeding is dismissed within sixty (60) days after it was commenced.

b. An Event of Default by CMLS under this Agreement will occur upon the termination for any reason of the Master Agreement.

9. RIGHTS AND REMEDIES

a. Upon the occurrence of an Event of Default by Keyholder, CMLS may, at its sole option and without limitation or election as to other remedies available under this Agreement or at law or in equity, exercise one or more of the following remedies: (i) terminate this Agreement and demand the return of any Equipment and Software to CMLS; (ii) terminate one or both of Keyholder's sub-licenses to use the Network and to use the Software; (iii) direct Supra to deactivate Keyholder's access to the Service or any component of the Service; (iv) bill the Keyholder for any outstanding amounts owed under this Agreement, including any applicable liquidated damages for the failure to return the Equipment; and/or (v) take any and all actions necessary to collect all amounts currently due and owing under this Agreement, including any and all costs and expenses of every kind or nature (including reasonable attorneys' fees, whether incurred at the trial or appellate level, in an arbitration proceeding, or in bankruptcy, including any adversary proceeding, contested matter or motion, or otherwise) incurred by CMLS in connection with the exercise of its rights and remedies under this Agreement.

b. Upon the occurrence of an Event of Default by CMLS or termination of this Agreement, all of Keyholder's obligations under this Agreement shall terminate, except that Keyholder shall be required to return the Equipment and Software to CMLS and to pay CMLS any outstanding amounts owed under this Agreement, including any damages for the failure to return the Equipment and Software.

c. If CMLS deactivates the Service because of a default by Keyholder under this Agreement, but does not otherwise terminate this Agreement, Keyholder will be entitled to seek to have the Service reactivated. In order to so, Keyholder shall be required to cure any and all existing defaults, and to pay any and all outstanding amounts owed under this Agreement and the reasonable costs and attorneys' fees incurred by CMLS in connection with collecting under this Agreement. After confirmation of the curing of such defaults and the receipt of payment of such amounts, CMLS shall direct Supra to reactivate the Equipment within twenty-four (24) hours.

d. In the event that CMLS institutes any action for the collection of amounts due and payable hereunder, Keyholder shall pay, in addition to the amounts due and payable under this Agreement, all reasonable costs and attorneys fees incurred by CMLS in connection with collecting under this Agreement. Keyholder expressly waives all rights to possession or use of the Service or the Equipment or any component thereof after the occurrence of an Event of Default, and waives all claims or losses caused by or related to any repossession or termination of use.

e. CMLS's failure or delay in exercising any right or remedy under this Agreement shall not operate as a waiver thereof or of any subsequent breach or of such right or remedy. CMLS's rights and remedies are cumulative, not exclusive, and no exercise of any remedy shall preclude the exercise of another remedy.

10. ARBITRATION; LITIGATION Any controversy or claim arising out of or relating to this Agreement shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association or such other rules as may be agreed to by the parties. The arbitration shall be conducted in a location mutually agreed to by the parties. If the parties fail to agree on the location of the arbitration within thirty (30) days after either party requests arbitration, the arbitration shall be conducted in the city where CMLS is located; provided that either party shall be entitled to participate in such arbitration by video conference or teleconference. The substantially prevailing party in any arbitration under this Agreement shall be entitled to recover from the other as part of the arbitration award reasonable costs and attorney's fees. Any arbitration award may be enforced by a court of competent jurisdiction in accordance with applicable law. In the event that legal action to enforce the arbitration award is necessary, the substantially prevailing party shall be entitled to recover its reasonable costs and attorney's fees in such action or any appeals.

11. NOTICES All notices hereunder shall be sent by (i) hand-delivery, (ii) facsimile, (iii) certified mail, return receipt requested, postage prepaid, or (iv) overnight delivery service, to the party being notified at its address set forth in the signature block of this Agreement, or to such other address as a party shall subsequently specify to the other party in writing. Notices shall be deemed to have been delivered when received, if hand-delivered or sent by facsimile or certified mail, three (3) days after the day deposited in the mail; or one (1) day after the day deposited with an overnight delivery service.

12. TERMINATION

a. Keyholder may terminate this Agreement at any time by returning the Equipment and Software to CMLS and paying CMLS any amounts owing prior to such termination, including (i) any applicable damages for the failure to return the Equipment and Software as set forth in Section 6(a) hereof, and (ii) any System Fees owing prior to such termination which remain unpaid. Upon termination, System Fees that would have become owing after the date of termination of this Agreement are released and discharged by CMLS.

b. CMLS may terminate this Agreement upon termination of the Master Agreement for any reason, including without limitation, a default by CMLS under the Master Agreement or an upgrade of the Service by CMLS. Upon termination, Keyholder shall be obligated to satisfy the obligations in Section 12(a).

c. In the event that Keyholder fails to return all Equipment leased to Keyholder upon termination of this Agreement or at the expiration of the Term, Keyholder agrees to pay to CMLS, as liquidated damages for such failure to return the Equipment, the amount set forth in Section 6(a).

d. In addition, Keyholder shall not be entitled to any refund of any unused portion of the System Fee for use of the Service previously paid.

13. WARRANTY The Equipment and Software are warranted by Supra against defects in workmanship and/or materials, to be fit for the intended purpose and to conform in all material respects to its written specifications for the term of the Agreement. Supra shall, without charge, repair or replace such defective or nonconforming component for the term of the Agreement. Keyholder must return any defective system component under warranty to CMLS at Keyholder's sole cost and expense and CMLS shall provide all repaired or replacement Equipment to Keyholder. This warranty does not extend to any damage caused by accident, abuse, neglect or misuse of system components. Keyholder agrees to cooperate with CMLS and Supra by performing diagnostic tests provided to Keyholder when Keyholder initially seeks warranty service.

14. GENERAL PROVISIONS

a. This Agreement constitutes the entire agreement between CMLS and Keyholder relating to the Agreement of Equipment and use of the Service.

b. Provided that Keyholder has returned to CMLS all keys previously leased by CMLS to Keyholder, all prior leases between CMLS and Keyholder for such keys are terminated effective as of the parties' execution of this Agreement.

c. This Agreement may be executed in a number of counterparts, each of which will be deemed an original and when taken together shall constitute one agreement.

d. Any waiver or consent by any party to any breach by the other, whether express or implied, shall not constitute a consent to or waiver of any other or subsequent breach.

e. All agreements, representations and warranties contained in this Agreement shall survive the expiration or other termination of this Agreement.

f. If any provision of this Agreement is unenforceable, such unenforceability shall not affect the enforceability of the remaining provisions of this Agreement.

g. This Agreement shall be governed by the laws of the State in which CMLS is located.

h. This Agreement shall be binding upon and inure to the benefit of CMLS, and its successors and assigns, and Keyholder and its permitted successors and assigns.

[CONTINUED ON FOLLOWING PAGE]

This is a legal document. Execution of this Agreement, including the preceding 3 pages in addition to this page, shall obligate the parties to perform as provided herein.

Sub-Lease/License Agreement – Page 4

Consolidated Multiple Listing Service, Inc.

SIGNATURES:

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date set forth herein.

For Keyholder:

For CMLS:

Signature

By: _____

By: _____

Printed

Name: _____

Title: _____

Company: _____

Mailing

Address: _____

City, State,

& Zip Code: _____

Email

Address: _____

Phone

Number: _____

Date: _____

Agent ID: _____

TERM OF AGREEMENT:

The term of this Agreement commences on the date set forth in the signature block and ends on **November 12, 2022** unless terminated earlier as provided in Section 12 of the Agreement.

LEASED AND LICENSED PRODUCT INFORMATION:

Returned Key Serial #: _____

New Key Serial #:

☐ ActiveKEY: _____ or

☐ XpressKEY: _____ or

☐ eKEY Basic Software: _____ or

☐ eKEY Professional Software: _____