SECTION EIGHTEEN COMMON LOCK BOX SERVICE

Section 18. The Multiple Listing Service provides a Common Lockbox Service for the homeowner clients of its Participants to facilitate secure and authorized access to listed properties. MLS Subscribers may place a lockbox on a listed property and secure the property key within the lockbox. Access to the lockbox is restricted to qualified electronic key holders who use an MLS-issued electronic key. MLS electronic keys are numbered, issued, and controlled exclusively by the Association and are available only to authorized MLS Subscribers who have executed the required agreements and pay applicable fees.

All electronic key holders must sign and comply with the Master Key Custody Agreement and any other applicable key use agreements. Only authorized MLS Subscribers are permitted to possess or use MLS electronic keys.

The MLS maintains a key control and security system designed to safeguard listed properties. By accepting and using an MLS electronic key, all key holders agree to comply with this security system and the Common Key Lockbox Rules set forth below:

Section 18.1 All appointments for showing or accessing property with a Multiple Listing Service Lock Box must be scheduled through the Listing Broker.

Section 18. 2 Subscribers must remember to shut all windows, turn off all lights, and lock all doors after showing property.

Section 18. 3 Subscribers will report to the Listing Broker the results of the showing as soon as possible.

Section 18. 4 Subscribers will not, under any circumstances, loan the Multiple Listing Service Electronic key to any individual not authorized by a Master Key Custody Agreement on file with East Tennessee REALTORS® Multiple Listing Service to use a Multiple Listing Service Electronic key.

Section 18.5 Subscribers found guilty of loaning the Multiple Listing Service Electronic key to an unauthorized individual will be required to forfeit their right to use the electronic key.

Section 18. 6 Subscribers with lost or stolen Multiple Listing Service Electronic keys will immediately notify the East Tennessee REALTORS®, the police and the broker of the firm of such loss and follow the instructions in the Master Key Custody Agreement.

Section 18. 8 Listing Brokers will notify the seller, at the time of listing, of the Multiple Listing Service Lock Box System. The seller will be asked for permission to use the Multiple Listing Service Lock Box.

Section 18. 9 Showing and Accessing properties, Subscribers will not leave business cards or other company literature on the premises unless requested by the Listing Company.