

Columbia Board of REALTORS®, Inc. Participant Data Access Agreement

This AGREEMENT is made and entered into by Columbia Board of REALTORS®, Inc. ("CBOR"), with offices at 2309 I-70 Drive N.W., Columbia, MO 65202; the real estate brokerage firm identified as "Firm" on the signature page below ("Firm"); the Subscriber Agents affiliated with Firm that are identified on the signature page, if any (collectively the "Subscriber Agent Party"); and the individual or business association identified as "Consultant" on the signature page below, if any ("Consultant").

DEFINITIONS

1. For purposes of this Agreement, the following terms shall have the meanings set forth below.

AVM: An automated valuation model or similar service using mathematical modeling combined with CBOR Data and possibly other data, provided it can fairly be characterized as a valuation of real property, and only to the extent permitted by the CBOR Policies. An AVM need not include any human judgment or analysis. "AVM" includes broker price opinions (BPOs) and comparative (or comparable) market analyses (CMAs) to the extent they satisfy this definition.

CBOR Data: Data relating to real estate for sale, previously sold, or listed for sale, and to CBOR Participants (including text, photographs, and all other data formats now known or hereafter invented) entered into CBOR's databases by CBOR Participants and CBOR, or on their behalf.

CBOR Policies: CBOR's Rules and Regulations, as amended from time to time, and any operating policies promulgated by CBOR.

Confidential Information: "Confidential Information" means information or material proprietary to a party or designated "confidential" by the party and not generally known to the public that the other parties may obtain knowledge of or access to as a result of this Agreement. Confidential Information includes, but is not limited to, the following types of information (whether in oral, visual, audio, written or other form): (a) all CBOR Data, except to the extent to which this Agreement and the CBOR Policies permit its disclosure; (b) IP addresses, access codes and passwords; (c) any information that CBOR obtains from any third party that CBOR treats as proprietary or designates as Confidential Information, whether or not owned or developed by CBOR; (d) any information designated as confidential or private by any applicable state, federal, local or other law, regulation or directive; and (e) any claims and evidence presented by any party in any arbitration under this Agreement. Confidential Information does not include information that is or becomes publicly available by other than unauthorized disclosure by the receiving party; independently developed by the receiving party; received from a third party who has obtained and disclosed it without breaching any confidentiality agreement; or already possessed by the receiving party at the time of its disclosure.

Data Interface: The transport protocols and data storage formats provided by CBOR for use by Firm, Subscriber Agent Party, and Consultant; CBOR may modify the Data Interface in its sole discretion from time to time.

Firm AVM: Use and display of portions of the CBOR Data by Firm for AVM purposes subject to the provisions of Exhibit B of this Agreement.

Firm-Related Persons: Consultant, if any, and employees of Firm who are not Subscriber Agents or broker/managers.

Firm Internal Use: Any use of those portions of the CBOR Data relating to Firm's own listings; and any use of those portions of the CBOR Data relating to listings of Participants other than Firm that exposes CBOR Data only to Firm-Related Persons and to Subscriber Agents affiliated with Firm, subject to the CBOR Policies.

IDX: Use and display of portions of the CBOR Data under the Internet Data Exchange provisions of the CBOR Policies.

Mobile Applications: Any displays of IDX data authorized by CBOR Policies and listed on the signature page that are not web sites. "Mobile Applications" does not include mass media display of CBOR Data.

Participant: This term has the meaning given to it in the CBOR Policies. For purposes of this Agreement, "Participant" does not apply to participants of MLSs other than CBOR. Where applied in this Agreement to Participants other than Firm, "Participant" also includes Subscriber Agents affiliated with those Participants for whom the Participants are responsible under the laws of the State of Missouri.

Second Level Domain: "Second Level Domain" has the meaning given to it in this paragraph. "URL" means a web address, including the "http://" and any material appearing after a slash in the address. "Domain Name" means a URL, less the "http://" and any material appearing to the right of the next slash (/) in the address. (So for example, in the URL "Http://janesmith.abcrealty.com/homepage.html", the Domain Name is "JANESMITH.ABCREALTY.COM".) "Top Level Domain" means the portion of the Domain Name to the right of the right-most period. (In the example, "COM".) "Second Level Domain" means that portion of a domain name to the left of the right-most period, up to the second period from the right, if any, plus the Top Level Domain. (In the example, "ABCREALTY.COM".) "Third Level Domain" means that portion of a domain name to the left of the second period from the right, if any, up to the third period from the right, if any, plus the Second Level Domain. (In the example, "JANESMITH.ABCREALTY.COM".)

Subscriber Agent: Any person holding a real estate license in Missouri who is not a Participant but who is subject to a Participant's supervision under the laws of Missouri.

VOW: Use and display of portions of the CBOR Data under the Virtual Office Website (VOW) provisions of the CBOR Policies.

CBOR'S OBLIGATIONS

2. CBOR grants to Firm and Subscriber Agent Party a non-exclusive, world-wide license to make copies of, display, perform, and make derivative works of the CBOR Data, during the term of this Agreement, only to the extent expressly permitted by and subject at all times to the terms and restrictions of this Agreement; any other use of the CBOR Data is hereby prohibited. All licenses hereunder shall terminate upon the termination of this Agreement. This Agreement is a non-exclusive license, and not a sale, assignment, or exclusive license. CBOR retains all rights not expressly granted herein.

3. CBOR agrees to provide to Firm, Subscriber Agent Party, and Consultant, during the term of this Agreement, (a) access to the CBOR Data via the Data Interface under the same terms and conditions CBOR offers to other CBOR Participants; (b) seven days' advance notice of changes to the Data Interface; and (c) seven days' advance notice of changes to the CBOR Policies. CBOR does not undertake to provide technical support for the Data Interface or the CBOR Data. The Data Interface, together with access to the CBOR Data, may from time-to-time be unavailable, whether because of technical failures or interruptions, intentional downtime for service or changes to the Data Interface, or otherwise. Any interruption of access to the Data Interface or CBOR Data shall not constitute a default by CBOR under this Agreement.

FIRM'S OBLIGATIONS

4. Firm and Subscriber Agent Party shall comply with the CBOR Policies at all times. In the event of any perceived conflict between the CBOR Policies and this Agreement, the CBOR Policies shall govern.

5. Firm and Subscriber Agent Party shall use the CBOR Data obtained under this Agreement for Firm Internal Use, IDX, VOW, and Firm AVM use only. Subscriber Agent Party shall use the CBOR Data obtained

under this Agreement for IDX and VOW use only. Any other use is strictly prohibited. Firm and Subscriber Agent Party shall not make the CBOR Data or the Confidential Information available to any third party unless expressly authorized to do so under this Agreement. Firm and Subscriber Agent Party may display the CBOR Data on web sites and Mobile Applications only to the extent permitted by the CBOR Policies and then only on a site or sites resident at the second-level and third-level domain(s) and Mobile Applications indicated on the signature page of this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

6. Firm and Subscriber Agent Party acknowledge that ownership and use rights relating to copyrights in the CBOR Data are defined in the CBOR Policies or in the terms of the participant and subscriber agreements between CBOR Firm and Subscriber Agent Party, or both. Firm and Subscriber Agent Party shall not challenge or take any action inconsistent with CBOR's ownership of or rights in the CBOR Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

7. If CBOR notifies Firm or Subscriber Agent Party of a breach of the CBOR Policies or this Agreement and Firm or Subscriber Agent Party does not immediately cure the breach, Firm and Subscriber Agent Party shall hold Consultant harmless from any liability arising from Consultant's cooperation with CBOR under Paragraph 10.

8. Firm and Subscriber Agent Party shall pay the fees, if any, that CBOR customarily charges other CBOR Participants for data access. Firm and Subscriber Agent Party acknowledge receipt of CBOR's current schedule of such fees, if any. CBOR may in its sole discretion establish or modify its schedule of fees upon 30 days' written notice to Firm and Subscriber Agent Party. Firm and Subscriber Agent Party shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

9. Firm is surety for Subscriber Agent Party's and Consultant's obligations under this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

CONSULTANT'S OBLIGATIONS

10. Consultant shall immediately correct any breach of this Agreement or violation of the CBOR Policies within its control, whether committed by Firm, Subscriber Agent Party, or Consultant, upon notice from CBOR.

11. Consultant acknowledges that (as among the parties to this Agreement) Firm and CBOR possess all right, title, and interest in all copyrights in the CBOR Data. Consultant shall not challenge or take any action inconsistent with CBOR's and Firm's ownership of or rights in the CBOR Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

12. Consultant shall not make the CBOR Data or the Confidential Information available to any third party, except on behalf of Firm and Subscriber Agent Party and in a manner consistent with Firm's and Subscriber Agent Party's obligations under Paragraphs 4 through 9 of this Agreement; nor shall it make any other use of the CBOR Data, whether commercial or personal. **In the event that Consultant provides services to Participants other than Firm (or to Subscriber Agents affiliated with Firm other than the Subscriber Agent Party), Consultant must enter separate contracts with CBOR. Consultant must ascertain, using the Data Interface on a daily basis, that each Participant to which Consultant provides services remains an eligible Participant; and in the case of Subscriber Agents, that each Subscriber Agent Party remains affiliated with Firm. Failure to comply with the provisions of this paragraph, will result in CBOR terminating all of Consultant's access to the CBOR Data under this Agreement and all similar agreements.** The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

13. Consultant warrants that any effort or use of the CBOR Data will not constitute patent infringement of any third party. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

14. Consultant shall pay the fees, if any, that CBOR customarily charges other consultants for data access. Consultant acknowledges receipt of CBOR's current schedule of such fees, if any. CBOR may in its sole discretion establish or modify its schedule of fees upon 30 days' written notice to Consultant. Consultant shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

15. Consultant is surety for Firm's and Subscriber Agent Party's obligations to pay fees under Paragraph 8. The provisions of the preceding sentence shall survive the expiration or other termination of this Agreement in perpetuity. Consultant shall notify CBOR within five business days of any change to the information relating to it in this Agreement, including change of its corporate name or address.

AUDITS OF COMPLIANCE

16. CBOR may, or at its option may engage an independent third party to, review, inspect, and test the books, records, equipment, and facilities of Firm, Subscriber Agent Party, and Consultant to the extent reasonably necessary to ascertain Firm's, Subscriber Agent Party's, and Consultant's compliance with this Agreement ("Audit"). CBOR may conduct an Audit upon any notice reasonable under the circumstances. Audit activities may include, without limitation, obtaining full access to Firm's, Subscriber Agent Party's, and Consultant's web sites, Mobile Applications, and systems to ensure that CBOR Data is displayed in accordance with the CBOR Policies; using all features available to end-users of Firm's, Subscriber Agent Party's, and Consultant's systems that employ the CBOR Data; and posing as consumers to register and test services Firm, Subscriber Agent Party, and Consultant make available to consumers using the CBOR Data. CBOR shall pay the costs it incurs, and the out-of-pocket costs Firm, Subscriber Agent Party, and Consultant incur, as part of any Audit; provided, however, Firm or Subscriber Agent Party shall be liable for all costs of any Audit that discloses that Firm, Subscriber Agent Party, or Consultant has breached this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement for one year.

CONFIDENTIAL INFORMATION

17. The parties shall protect the Confidential Information with the same degree of care they take to protect their own sensitive business information of like kind, but in no event less than reasonable care. A party may disclose Confidential Information if such disclosure is required by law or court order; provided, however, that such party makes commercially reasonable efforts to notify the others in writing in advance of disclosure. Within five days after termination of this Agreement, the receiving party shall return to the disclosing party all Confidential Information of the disclosing party. The receiving party shall also erase or destroy Confidential Information stored on magnetic media or other computer storage. An officer of the receiving party shall certify in writing that all materials have been returned or destroyed.

TERM AND TERMINATION

18. The term of this Agreement begins on the date that CBOR signs it. This Agreement shall terminate upon the occurrence of any of the following events: (a) immediately upon termination of Firm's privileges as a Participant in CBOR; (b) 30 days after any party's notice to the others of its intent to terminate; (c) 10 days after any party's notice to another that the other has breached this Agreement, provided the breach remains uncured; (d) immediately upon any party's notice to another that the other has breached this Agreement, provided the breach is not susceptible to cure, is one of a pattern of repeated breaches, or has caused the party giving notice irreparable harm; (e) immediately upon Firm's notice to a Consultant that

Consultant is no longer designated to provide IDX, VOW, or AVM services to it; (f) with regard to any Subscriber Agent Party, immediately upon any event that results in the Subscriber Agent Party no longer being affiliated with Firm; (g) as provided in Paragraphs 28 and 31.

19. In the event Firm's privileges as a Participant (or Subscriber Agent Party's privileges of affiliation with Firm) are terminated while this Agreement is in effect, and CBOR subsequently reinstates those privileges, this Agreement shall automatically be reinstated if CBOR resumes its obligations under Paragraphs 2 and 3. In the event Firm, Subscriber Agent Party, or Consultant breaches this Agreement and entitles CBOR to terminate under Paragraph 18, CBOR may in its sole discretion suspend its performance instead of terminating this Agreement. CBOR may make this election by notice to the other parties within three days after the initiation of the suspension. Firm's, Subscriber Agent Party's, and Consultant's obligations hereunder continue during any period of suspension. In the event of any suspension or termination of this Agreement, Firm, Subscriber Agent Party, and Consultant shall make no further use of the CBOR Data or any derivative works based on it (except the portions of it relating to Firm's own listings) until and unless Firm's or Subscriber Agent Party's rights under this Agreement are restored.

GENERAL PROVISIONS

20. **Applicable law.** This Agreement shall be governed by and interpreted according to the laws of the State of Missouri, without regard to its conflicts and choice of law provisions.

21. **Survival of Obligations.** The "Definitions," "Confidential Information," and "General" provisions of this Agreement shall survive its termination or expiration in perpetuity. Other provisions shall survive according to their terms.

22. **CBOR's Remedies.** (a) Injunctive relief: Because of the unique nature of the CBOR Data and Confidential Information, Firm, Subscriber Agent Party, and Consultant acknowledge and agree that CBOR would suffer irreparable harm in the event that any of them breaches or threatens to breach its obligations under this Agreement, and that monetary damages would be inadequate to compensate CBOR for a breach. CBOR is therefore entitled, in addition to all other forms of relief, to injunctive relief to restrain any threatened, continuing or further breach by Firm, Subscriber Agent Party, or Consultant, or any one of them, without showing or proving any actual damages sustained by CBOR, and without posting any bond. (b) Liquidated damages: Firm, Subscriber Agent Party, and Consultant acknowledge that damages suffered by CBOR from access to the CBOR Data by an unauthorized third party as a result of disclosure of any passwords or an unauthorized disclosure of the CBOR Data to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to CBOR to enter into this Agreement, Firm, Subscriber Agent Party, and Consultant agree that in the event Firm, Subscriber Agent Party, Firm-Related Persons, or Consultant, or its employees, agents, or contractors, disclose any password to access the CBOR Data or disclose the CBOR Data itself to any unauthorized third party, regardless of whether such disclosure is intentional or negligent, Firm, Subscriber Agent Party, and Consultant shall be liable to CBOR for liquidated damages in the amount of \$15,000 for each such disclosure and termination of this Agreement. Liability of Firm, Subscriber Agent Party, and Consultant under this paragraph is joint and several.

23. **Limitation of liability/exclusion of warranties. IN NO EVENT SHALL CBOR BE LIABLE TO FIRM, SUBSCRIBER AGENT PARTY, OR CONSULTANT FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES (EVEN IF CBOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES), OR LOST PROFITS ARISING FROM THIS AGREEMENT OR ANY BREACH OF IT. IN NO EVENT SHALL CBOR BE LIABLE TO FIRM, SUBSCRIBER AGENT PARTY, OR CONSULTANT FOR ANY AMOUNT IN EXCESS OF THE GREATER OF (A) THE FEES FIRM, SUBSCRIBER AGENT PARTY, AND CONSULTANT HAVE PAID CBOR, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY**

CLAIM FOR DAMAGES; OR (B) \$100. FIRM, SUBSCRIBER AGENT PARTY, AND CONSULTANT ACKNOWLEDGE THAT CBOR PROVIDES THE CBOR DATA ON AN "AS-IS," "AS-AVAILABLE" BASIS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTY OF TITLE, NON-INFRINGEMENT, AND ACCURACY. CBOR SHALL NOT BE LIABLE TO FIRM, SUBSCRIBER AGENT PARTY, OR CONSULTANT FOR ANY CLAIM ARISING FROM INACCURACIES IN THE CBOR DATA, ANY FAILURE TO UPDATE THE CBOR DATA PROMPTLY, OR THE CBOR DATA'S INADEQUACY FOR ANY PARTICULAR USE, WHETHER PERSONAL OR COMMERCIAL. CBOR makes no warranty, including those regarding title, availability, or non-infringement, regarding trademarks licensed under this Agreement, if any.

24. **Dispute resolution; Attorney's fees.** In the event CBOR claims that Firm, Subscriber Agent Party, or Consultant has violated the CBOR Policies, CBOR may, at its option, resolve such a claim according to the disciplinary procedures set out in the CBOR Policies, provided CBOR does not also base a claim that Firm, Subscriber Agent Party, or Consultant has breached this Agreement on the same facts. Except as set forth in the preceding sentence, any controversy or claim to which Consultant is not a party arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules, including its Optional Rules for Emergency Measures of Protection (collectively, the "Arbitration Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties irrevocably agree, consent, and submit themselves to personal jurisdiction in the courts of the State of Missouri located in Boone County or the federal court of the United States situated therein, as applicable, which shall have sole and exclusive jurisdiction over any action under this Agreement not subject to CBOR's disciplinary procedures or to arbitration. If any party prevails in an action or proceeding to enforce or interpret this Agreement or any provision hereof, it shall be entitled to reasonable attorney's fees and costs for the legal action.

25. **Indemnification.** Subject to Paragraph 23, in the event a party breaches any provision of this Agreement, that party (the Indemnifying Party) shall indemnify the other parties, their subsidiaries and affiliated companies, and all their respective employees, directors, agents, and authorized successors and assigns (the Indemnified Parties), against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from each claim of any third party resulting from the breach. Consultant indemnifies CBOR, Firm, Salesperson Party, or customers of CBOR, Firm, or Salesperson Party, to whom Consultant provides a product or service using CBOR Data, against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from any third party claim of patent infringement. The Indemnified Parties shall (a) promptly notify the Indemnifying Party of any claim and give the Indemnifying Party the opportunity to defend or negotiate a settlement of any such claim at the Indemnifying Party's expense, and (b) cooperate fully with the Indemnifying Party, at the Indemnifying Party's expense, in defending or settling any claim. The Indemnified Parties shall be entitled to engage their own local counsel at the Indemnifying Party's expense.

26. **Notice.** All notices to be given under this Agreement shall be mailed, sent via facsimile transmission, or electronically mailed to the parties at their respective addresses set forth herein or such other address of which any party may advise the others in writing during the term of this Agreement; and shall be effective the earlier of the date of receipt or three days after mailing or other transmission.

27. **No Waiver.** No waiver or modification of this Agreement or any of its terms is valid or enforceable unless reduced to writing and signed by the party who is alleged to have waived its rights or to have agreed to a modification.

28. **No Assignment.** No party may assign or otherwise transfer any of its rights or obligations under this Agreement to any other party without the prior written consent of all other parties to this Agreement. Any

purported assignment or delegation in contravention of this paragraph is null and void, and shall immediately cause this Agreement to terminate.

29. **Entire Agreement; Amendment.** Subject to CBOR Policies, this Agreement contains the full and complete understanding of the parties regarding the subject matter of this Agreement and supersedes all prior representations and understandings, whether oral or written, relating to the same. CBOR may amend this agreement by providing 30 days' advance notice of the amendment to all other parties; if any party continues to use the Data Interface or the CBOR Data after the expiration of the 30-day notice period, that party will be deemed to have agreed to the terms as amended.

30. **Relationship of the Parties.** The parties hereunder are independent contractors. No party shall be deemed to be the agent, partner, joint venturer, franchisor or franchisee, or employee of CBOR or have any authority to make any agreements or representations on the behalf of CBOR. Each party shall be solely responsible for the payment of compensation, insurance, and taxes of its own employees.

31. **Severability.** Each provision of this Agreement is severable from the whole, and if one provision is declared invalid, the other provisions shall remain in full force and effect. In the event that any provision of this Agreement is held invalid or unenforceable by a court having jurisdiction over the parties, the invalid or unenforceable provision shall be replaced, if possible, with a valid provision which most closely approximates the intent and economic effect of the invalid provision. In the event any provision of the limitation of liability, exclusion of warranties, or indemnification is held invalid or unenforceable, this Agreement shall immediately terminate.

Columbia Board of REALTORS®, Inc. Participant Data Access Agreement

Under this Agreement, **FIRM AND SUBSCRIBER AGENT PARTY ARE PERMITTED TO WORK ONLY WITH THE CONSULTANT NAMED HERE.** If Firm or Subscriber Agent Party chooses to engage a different consultant or additional consultants, Firm must enter into a new version of this Agreement with CBOR and each such consultant. Under this Agreement, **CONSULTANT IS PERMITTED TO WORK ONLY WITH THE FIRM AND SUBSCRIBER AGENT PARTY NAMED HERE.** Consultant may not use data obtained under this Agreement to provide any services to Participants other than Firm, or with Subscriber Agents affiliated with Firm except the Subscriber Agent Party. Consultant must enter into a new version of this Agreement with CBOR and each additional Participant or amend this Agreement with CBOR to add additional Subscriber Agents affiliated with Firm as Subscriber Agent Parties.

If Firm or Subscriber Agent Party will perform its own technical work and there is no Consultant party to this Agreement, Firm should cross out the Consultant signature box. If this Agreement is for services to Firm only, and there is no Subscriber Agent Party, Firm should cross out the Subscriber Agent Party signature box.

This Agreement is for the following uses (check all that apply):

IDX **VOW** **Firm Internal Use** **Firm AVM**

<p>CBOR: Columbia Board of REALTORS®, Inc.</p> <p>_____ Signature</p> <p>_____ Name</p> <p>Date: _____ (effective date of this Agreement)</p> <p>Contact for notices and operations matters</p> <p>Name: _____ Phone: _____ Email: _____</p>	<p>CONSULTANT</p> <p>Constellation Web Solutions _____ Consultant name</p> <p><i>Dan Dlhly</i> _____ Signature of owner or officer</p> <p>Dan Dlhly _____ Name of owner or officer</p> <p>Contact for notices and operations matters</p> <p>Name: Dan Dlhly Phone: 425-636-6910 Email: brokersolutions@constellationws.com Mailing: 6737 W. Washington Street, Suite 2120 _____ Milwaukee, WI 53214</p>
<p>FIRM</p> <p>_____ Firm name</p> <p>_____ Signature of owner or officer</p> <p>_____ Name of owner or officer</p> <p>Contact for notices and operations matters</p> <p>Name: _____ Phone: _____ Email: _____ Mailing: _____</p> <p>_____ URL (Second or Third Level Domain) or Mobile Application:</p> <p><input type="checkbox"/> IDX <input type="checkbox"/> VOW</p>	<p>SUBSCRIBER AGENT PARTY</p> <p>_____ Subscriber Agent Party name</p> <p>_____ Signature of Subscriber Agent Party</p> <p>Contact for notices and operations matters</p> <p>Name: _____ Phone: _____ Email: _____ Mailing: _____</p> <p>_____ URL (Second or Third Level Domain) or Mobile Application:</p> <p><input type="checkbox"/> IDX <input type="checkbox"/> VOW</p>

Columbia Board of REALTORS®, Inc. Participant Data Access Agreement

Exhibit A – Firm AVM Data Use Requirements

This Exhibit governs any use of the CBOR Data licensed under this Agreement for use in AVMs.

A.1. Firm may provide Firm AVM services to Firm's customers and clients with whom Firm has first established a broker-customer or broker-client relationship (as defined by state law); including completion of all actions required by state law in connection with providing real estate brokerage services to clients and customers ("Registrants"). Such actions shall include, but are not limited to, satisfying all applicable agency, non-agency, and other disclosure obligations, and execution of any required agreements necessary for performing AVM services. Registrants may include financial institutions, mortgage lenders, mortgage bankers, mortgage brokers, mortgage loan servicers, title or mortgage insurers, insurers of payments owned to owners of mortgage backed securities, Government Sponsored Entities (GSEs), or such other businesses or institutions having an interest in automated reports on property valuation or market conditions.

A.2. Firm must obtain the name of and a valid e-mail address for each Registrant. Each Registrant must agree to the terms of use described in Section A.3 of this Exhibit. Firm must verify that the e-mail address provided by the Registrant is valid and that the Registrant has agreed to the terms of use.

A.3. Firm shall require each Registrant to review and affirmatively to express agreement (by mouse click or otherwise) to a terms-of-use agreement that provides at least the following:

A.3.1: that Registrant acknowledges entering into a lawful consumer-broker relationship with Firm.

A.3.2: that all information obtained by Registrant from Firm AVM is intended only for Registrant's internal use and may not be disseminated or reproduced without permission from CBOR.

A.3.3: that Registrant will not copy, redistribute, or retransmit any of the information provided, except in connection with Registrant's consideration of the purchase, sale, financing or other potential transaction related to the subject property of any AVM.

A.3.4: that Registrant acknowledges CBOR's ownership of and the validity of the CBOR's copyright in the CBOR Data.

A.4. The terms-of-use agreement described in Section A.3 shall also expressly authorize CBOR and other Participants or their duly authorized representatives to

access any Firm AVM for the purposes of verifying compliance with CBOR Policies and monitoring use of Participants' listings by the Firm AVM. The agreement may also include such other provisions as may be agreed to between Firm and Registrant.

A.5. Firm's right to use CBOR Data in any firm AVM is subject to the applicable office of Firm being a Participant in CBOR. In other words, an office of Firm that is not a Participant of CBOR may not use CBOR Data in any AVM provided to any third party.

A.6. Firm must protect the CBOR Data from misappropriation by employing reasonable efforts to monitor for and prevent scraping or other unauthorized accessing, reproduction, or use of the CBOR Data.

A.7. Firm must make any Firm AVM readily accessible to CBOR and to all CBOR Participants for purposes of verifying compliance with this Agreement and CBOR Policies.

A.8. CBOR shall exclude from the Data Interface all "User Confidential Data." "User Confidential Data" consists of those portions of CBOR Data that Participants are prohibited from providing to customers orally and by all other delivery mechanisms. In the event that CBOR includes User Confidential Data in the Data Interface, Firm and Consultant shall ensure that it is not disclosed to Registrants or any other third party.

A.9. Firm shall maintain an audit trail of Registrants' activity on any Firm AVM and make that information available to CBOR if CBOR has reason to believe that any Firm AVM has caused or permitted a breach in the security of the data or a violation of applicable CBOR Policies.

A.10. Firm shall cause to be placed on any Firm AVM a notice indicating that the CBOR Data displayed on the Firm AVM is deemed reliable, but is not guaranteed accurate by the CBOR or other Participants.

A.11. In any display of CBOR Data to any Registrant, Firm shall display the copyright notice of CBOR. The copyright notice should take one of the following forms: "Copyright 2016 Columbia Board of REALTORS®, Inc." or "© 2016 Columbia Board of REALTORS®, Inc.". Firm shall replace "2016" with the current year as of January 1 each year.