

Lockbox Authorization Addendum



The undersigned (SELLER) having entered into a listing agreement with

_____ (BROKER) dated _____ pertaining to

the sale of _____ (PREMISES) hereby authorizes
BROKER to use a SentiLock electronic lockbox. SELLER acknowledges:

1. A lockbox is designated as a repository of a key to the above premises, permitting access to the interior of the premises by Participants of the Greater Northwoods Multiple Listing Service (GNMLS), and their AGENTS and AFFILIATES.
2. BROKER advises and requests SELLER safeguarding or removal of valuables now located within said premises. SELLER and BROKER have discussed the safeguarding and assuring during the listing period of personal property and valuables located within said premises. SELLER releases the Greater Northwoods Multiple Listing Service and the Northwoods Association of Realtors (NWAR) from any responsibility for any losses or liability resulting from personal injury, property damage, or theft occurring during "individual showings" or "open houses" under any circumstance. SELLER releases the BROKER, AGENT and/or AFFILIATE from any responsibility for any losses or liability resulting from personal injury, property damage, or theft occurring during "individual showings" or "open houses" under any circumstance, other than those caused by BROKER and/or AGENT negligence or intentional wrongdoing. In the event that BROKER, AGENT and/or AFFILIATE commits negligence or intentional wrongdoing, the SELLER agrees that SELLER can only pursue a claim against that BROKER, AGENT and/or AFFILIATE and holds GNMLS and NWAR harmless for any resulting loss.
3. It is not a requirement of the Greater Northwoods Multiple Listing Service or the BROKER that a SELLER allow use of a lockbox. The decision to utilize the lockbox is made solely by the SELLER.
4. Where a tenant/lessee occupies the property, it is the SELLERS sole responsibility to notify the tenant.

SELLER further acknowledges that neither the listing BROKER, any subagent of the Listing BROKER, any other cooperating broker, the Greater Northwoods Multiple Listing Service, nor the Northwoods Association of Realtors is an insurer against the loss of SELLER'S personal property; SELLER is advised to verify the existence of, or obtain personal property insurance through SELLER'S insurance agent. SELLER releases BROKER, the Greater Northwoods Multiple Listing Service, and the Northwoods Association of Realtors from any responsibility for loss of, or damage to property or personal injury resulting from use of the lockbox.

For the purpose of this agreement, the term 'BROKER' refers to the principal broker at the listing office. 'AGENT' refers to licensed real estate salespersons and/or brokers whose license is registered with the principal broker's firm. 'AFFILIATE' includes but is not limited to appraisers, office staff, inspectors, contractors or other legal entities so authorized by the principal broker.

The undersigned approves the above provisions and authorizes placement of a lockbox on the premises and acknowledges receipt of a copy of this Lockbox Authorization Addendum.

SELLER _____ DATE: _____

SELLER _____ DATE: _____

BROKER _____ DATE: _____

