

Electronic Keybox Rental Agreement

Sign and Fax to: 888.896.1024

- Help increase your showings by giving buyer agents access to your property through the exact same keybox type that can be found on competing "full service" listings.
- Only licensed agents, appraisers, and inspectors can access an Electronic Keybox.
- Electronic keyboxes are only issued by the local Realtor Association to its members and are used by all Realtors.

Electronic-Keybox - An e-keybox is a repository attached to Seller's property designed to hold property access keys. An e-keybox containing your property keys will allow access to the interior of the premises by participants of the MLS, their authorized licensees, inspectors, appraisers and prospective buyers. If the property is not occupied by the Seller, Seller warrants that occupants' permission has been obtained for the use of an e-keybox.

Electronic-Keybox Rental Fee Deposit- Fees are outlined below.

\$95 Rental Fee - rental time period is for 6 months or the length of your listing with List Smart Texas, or listing termination, whichever comes first. Listing termination shall include close of escrow, cancellation, expiration, including lease dates for rental properties or lease purchase/option transactions.

\$100 Deposit Fee- See refundable deposit below.

\$18 Standard shipping cost

Terms of Refundable Deposit- Once an e-keybox is installed; it can only be opened and removed by a licensed MLS Participant (agent, broker, inspector, appraiser) with a valid MLS Lockbox access keypad. **IT IS THE SELLER'S RESPONSIBILITY TO REMOVE THE E-KEYBOX. LIST SMART TEXAS, INC. DOES NOT REMOVE THE KEYBOX FOR YOU.** Generally, the Buyer's agent will agree to remove the keybox. Seller may need to locate and pay agent to remove e-keybox.

Seller will receive a keybox deposit refund from List Smart Texas, Inc. provided:

1. e-keybox is returned in good working order, good condition and appearance, free from stickers, paint, gouges, etc.
2. e-keybox is received by List Smart Texas, Inc. within 10 days from escrow closing date or 10 days from listing cancellation date or expiration of listing or 10 days from verbal or written notification from List Smart Texas, Inc. of revoked or cancelled listing.
3. Should a box not be returned within the 10 day period, Seller accepts and agrees that List Smart Texas, Inc. may employ the service of a courier to remove the keybox with no refund of deposit. A seller may not keep a box past the agreed rental time period.

Additonal Charges - Not removing an e-keybox from Sellers' property after completing a listing is a violation of MLS rules and regulations. In the event a keybox is not removed from seller's property, the MLS may fine List Smart Texas, Inc. Seller agrees to reimburse List Smart Texas for fines relating to a keybox removal.

I authorize List Smart Texas, Inc. to charge my credit card for e-keybox rental fees, deposit, and any fees/fines.

Print Your Name

Date

X _____
Signature

Installation instructions for E-Keybox- All electronic keyboxes come ready to install and can be installed by the seller.

1. Remove all tape on keybox and close the shackle over the front door handle of the listing property.
2. Place house key in the little black box that came with key box. Once keys are in, push black box in the bottom of the e-keybox until it clicks and stays in place. **MAKE SURE YOU HAVE KEYS IN THERE** because once you close it only a MLS participant can open the e-keybox again.
3. **ALL DONE**, sit back and wait for showings!!!