

VOW

VIRTUAL OFFICE WEBSITE



ARMLS[®]

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Operating and Maintaining a VOW

Section I: Introduction

VOW Concept

A Virtual Office Website (VOW) is a Website, or portion of a Website, that is capable of providing brokerage services similar to those provided by a brick and mortar or traditional brokerage operation. In the case of a VOW, the consumer comes to the Website for those services, as opposed to a brick and mortar location where the consumer can physically go to receive the same services. In a VOW, the VOW operator can offer more comprehensive information than a non-REALTOR® Website or a REALTOR® Website solely utilizing an Internet Data Exchange (IDX) feed. The VOW operator can run the brokerage as a VOW with no physical presence, or operate a VOW either as his or her Internet Website or as a feature on that Website in addition to a physical presence.

VOW Operators

A Participant in MLS is normally the Designated Broker for his or her real estate company. A Subscriber is a licensed salesperson or associate broker licensed under and supervised by the Participant. Under the ARMLS® VOW Policy either the Participant, the Subscriber or both may operate a VOW. The Subscriber must secure permission from the Participant/Designated Broker to operate a VOW and the Participant must agree to supervise the VOW of the Subscriber.

VOW vs. Traditional Brokerage: Two Important Similarities

The first similarity between a traditional brokerage and a VOW relates to the data. Property information available to be displayed on a VOW must be comparable to the data that can be shown to a consumer who interacts with a Broker in a physical location or other traditional means. Thus a VOW may show all non-confidential fields, including sold listing data, to the registered consumer, since those fields could be shown to a consumer who works with a Participant or Subscriber in a physical or traditional office. The second similarity relates to the nature of the relationship that the VOW operator has with the consumer. ARMLS VOW Policy requires that the VOW operator establish a lawful broker-consumer relationship before providing brokerage services to clients and customers. Thus a VOW must adhere to the same guideline. The consumer in a VOW must agree to the Terms of Use (TOU), provide a name and valid email address and agree that he is entering into a lawful Broker-Consumer relationship with the VOW operator. Each Registrant must be issued a unique user ID and password. By requiring a consumer to register prior to receiving comprehensive property data, a lawful Broker-Consumer relationship, as required by the ARMLS VOW Policy, is established with the consumer who receives brokerage services through the VOW.

VOW vs. IDX: Two Important Differences

The differences between a Website with IDX data and a VOW also center on data and registration. Today the majority of brokerages operate Websites using IDX data which contain limited property data. IDX data contains only a subset, defined by ARMLS, of all of the non-confidential fields available in MLS. A VOW site may contain *all* of the non-confidential property data in the system. Access to all non-confidential fields is very compelling for the consumer's ever growing information appetite. On an IDX site, ARMLS does not require a consumer to register to access the property information. This is an enticement to the consumer who may enter the property search process early and be uninterested in committing at this stage of his sales cycle.

VOW: Advantages & Disadvantages

The decision to operate a VOW is based naturally on the Participant or Subscriber's business model, the nature of his or her real estate practice and the consumers that he or she is trying to reach. Registration, a key requirement of a VOW, captures valuable contact information and secures agreement to enter into a business relationship with the VOW operator. Consumers who are hesitant to commit to a business relationship or are reluctant to reveal their name or valid email address, will seek other sites to meet their needs, and leave the VOW. For the consumer who appreciates greater richness in property information and the efficiencies associated with online access to brokerage services, a VOW is very desirable. The commitment of the Registrant required in a VOW registration will limit the number of consumers willing to register, but simultaneously enhance the quality of those customers who actually agree to the broker-business relationship.

Operation of a VOW involves additional responsibilities for the Participant and the Subscriber beyond those that would be required for the operation of an IDX Website. In addition to collecting the name and valid email address, they must keep the unique user ID and password for all Registrants. The validity of the email address should be verified through a "closed loop" registration which verifies the email address by sending the password to the Registrant via the email address supplied by the Registrant. The VOW operator must maintain records for all Registrants for up to 180 days after the expiration of the Registrants password.

Another concern is the creation of the broker-consumer/business relationship on a VOW, which of itself is NOT an agency relationship. It is prudent to notify Registrants, who later enter into a buyer-broker relationship where an agency relationship is created and which obligates the Registrant to payment of fees, that in certain circumstances the Registrant could be liable for duplicate fees. If the Registrant enters into another similar agency relationship beyond the broker-consumer relationship with another VOW Broker or a traditional Broker who likewise creates an agency relationship, duplicate fees could apply.

Affiliated VOW Partner

Unless the VOW operator has onsite personnel capable of creating and maintaining a VOW, most VOW operators will elect to hire the services of an Affiliated VOW Partner (AVP) to deliver their VOW. An AVP is a third party who provides the technology,

hosting and even marketing services to the VOW operator. Since the VOW provides online access to brokerage services, the AVP should enable the VOW, provide search functionality and other optional services, such as the ability to monitor closely consumer online behavior including movement of properties into and out of portfolios, access to saved searches, notification when certain properties are emailed or printed, the ability to add properties to the Registrant's portfolio, etc. It must also have a means to communicate with the Registrant about property and other items of importance. The VOW operator must supervise and hold the AVP accountable to the ARMLS VOW Policy and all of its VOW rules and regulations.

Other Considerations

VOW operators must conform to the ARMLS VOW Rules. Yet there are many individual VOW decisions that should be made in the context of their business model and vision. The VOW data contains information for all statuses and all classes, e.g., Sold, Expired, Temporarily Off Market, Cancelled, etc., as well as residential for sale, rental, land, commercial, etc. The decision to allow Registrants to search these categories should be in sync with the VOW operator's business, effective service areas, price range and other critical details of their real estate practice. The information in VOW data is comprehensive. Merely because the VOW operator has access to all allowable data does not necessarily mean that it is prudent to display all of it. Two new features are permitted on VOW sites that do not normally appear on IDX sites: the Automated Valuation Model (AVM) and the ability to make comments about a listing (e.g., blogging). Each VOW operator will decide whether to include either of these as features. Sellers have the right to opt out of these features on VOW sites.

Getting Started

While VOWs have been in operation for some time, in November, 2008, NAR issued directives for MLSs, Participants and Subscribers who operate VOWs as a consequence of settling a law suit with the Department of Justice. These guidelines are enshrined in the ARMLS VOW Rules which are included in Section II, and also embodied in the ARMLS Rules and Regulations posted on www.armls.com.

The first step is to become familiar with the VOW Rules to avoid any penalties for non-compliance. Among items addressed in the rules are the requirements for Participants who operate a VOW to supervise the AVP and the VOWs of Subscribers licensed under the Participant. Both Participants and Subscribers must address the rights of the listing broker and sellers, keep records of Registrants and their unique data for up to 180 days after password expiration, and comply with all policies set forth in the VOW rules. Penalties for non-compliance are found in the ARMLS Penalty Policy.

The second step for a Participant or Subscriber wishing to operate a VOW, if not hosting and maintaining the VOW himself, is to select an AVP to operate the VOW.

The third step is to fill out the *Content License Application – Participant (Section VII)*. Submit completed application to Kerry Melcher via fax to 480-303-7220 or email to Kerry.Melcher@ARMLS.com. ARMLS will return the completed Content License

Agreement to you within four business days. This agreement must be signed by all applicable parties and returned to Kerry Melcher in the same manner as listed above. Questions about operating and maintaining a VOW should be directed to Kerry Melcher via telephone at 480-303-7246 or email at Kerry.Melcher@ARMLS.com.

Section II: VOW Rules

ARIZONA REGIONAL MULTIPLE LISTING SERVICE, INC. Virtual Office Website (VOW) Rules

The following rules governing the operation of a Virtual Office Website (VOW) are adopted by ARMLS® January 29, 2009 simultaneously with the Policies governing VOWs.

Section 19.1 (a) A Virtual Office Website (“VOW”) is a Participant’s Internet Website, or a feature of a Participant’s Website, through which the Participant is capable of providing real estate brokerage services to consumers with whom the Participant has first established a broker-consumer relationship (as defined by state law) where the consumer has the opportunity to search MLS Listing Information, subject to the Participant’s oversight, supervision, and accountability. A non-principal broker or sales licensee affiliated with a Participant may, with his or her Participant’s consent, operate a VOW. Any VOW of a non-principal broker or sales licensee is subject to the Participant’s oversight, supervision, and accountability.

(b) As used in Section 19 of these Rules, the term “Participant” includes a Participant’s affiliated non-principal brokers and sales licensees – except when the term is used in the phrases “Participant’s consent” and “Participant’s oversight, supervision, and accountability”. References to “VOW” and “VOWs” include all VOWs, whether operated by a Participant, by a non-principal broker or sales licensee, or by an Affiliated VOW Partner (“AVP”) on behalf of a Participant.

(c) “Affiliated VOW Partner” (“AVP”) refers to an entity or person designated by a Participant to operate a VOW on behalf of the Participant, subject to the Participant’s supervision, accountability and compliance with the VOW Policy. No AVP has independent participation rights in the MLS by virtue of its right to receive information on behalf of a Participant. No AVP has the right to use MLS Listing Information except in connection with operation of a VOW on behalf of one or more Participants. Access by an AVP to MLS Listing Information is derivative of the rights of the Participant on whose behalf the AVP operates a VOW.

(d) As used in Section 19 of these Rules, the term “MLS Listing Information” refers to active listing information and sold data provided by Participants to the MLS and aggregated and distributed by the MLS to Participants.

Section 19.2 (a) The right of a Participant’s VOW to display MLS Listing Information is limited to that supplied by the MLS(s) in which the Participant has participatory rights. However, a Participant with offices participating in different MLSs may operate a master Website with links to the VOWs of the other offices.

(b) Subject to the provisions of the VOW Policy and these Rules, a Participant's VOW, including any VOW operated on behalf of a Participant by an AVP, may provide other features, information, or functions, e.g. Internet Data Exchange ("IDX").

(c) Except as otherwise provided in the VOW Policy or in these Rules, a Participant need not obtain separate permission from other MLS Participants whose listings will be displayed on the Participant's VOW.

Section 19.3 (a) Before permitting any consumer to search for or retrieve any MLS Listing Information on his or her VOW, the Participant must take each of the following steps:

(i) The Participant must first establish with that consumer a lawful broker-consumer 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 (hereinafter "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.

(ii) The Participant must obtain the name of and a valid email address for each Registrant. The Participant must send an email to the address provided by the Registrant confirming that the Registrant has agreed to the Terms of Use (described in subsection (d) below). The Participant must verify that the email address provided by the Registrant is valid and that the Registrant has agreed to the Terms of Use.

(iii) The Participant must require each Registrant to have a user name and a password, the combination of which is different from those of all other Registrants on the VOW. The Participant may, at his or her option, supply the user name and password or may allow the Registrant to establish its user name and password. The Participant must also assure that any email address is associated with only one user name and password.

(b) The Participant must assure that each Registrant's password expires on a date certain but may provide for renewal of the password. The Participant must at all times maintain a record of the name, email address, user name, and current password of each Registrant. The Participant must keep such records for not less than 180 days after the expiration of the validity of the Registrant's password.

(c) If the MLS has reason to believe that a Participant's VOW has caused or permitted a breach in the security of MLS Listing Information or a violation of MLS rules, the Participant shall, upon request of the MLS, provide the name, email address, user name, and current password, of any Registrant suspected of involvement in the breach or violation. The Participant shall also, if requested by the MLS, provide an audit trail of activity by any such Registrant.

(d) The Participant shall require each Registrant to review, and affirmatively to express agreement (by mouse click or otherwise) to, a “Terms of Use” provision that provides at least the following:

(i) That the Registrant acknowledges entering into a lawful consumer-broker relationship with the Participant;

(ii) That all information obtained by the Registrant from the VOW is intended only for the Registrant’s personal, non-commercial use;

(iii) That the Registrant has a bona fide interest in the purchase, sale, or lease of real estate of the type being offered through the VOW;

(iv) That the Registrant will not copy, redistribute, or retransmit any of the information provided except in connection with the Registrant’s consideration of the purchase or sale of an individual property;

(v) That the Registrant acknowledges the MLS’s ownership of, and the validity of the MLS’s copyright in, the MLS database.

(e) The Terms of Use Agreement may not impose a financial obligation on the Registrant or create any representation agreement between the Registrant and the Participant. Any agreement entered into at any time between the Participant and Registrant imposing a financial obligation on the Registrant or creating representation of the Registrant by the Participant must be established separately from the Terms of Use, must be prominently labeled as such, and may not be accepted solely by mouse click.

(f) The Terms of Use Agreement shall also expressly authorize the MLS, and other MLS Participants or their duly authorized representatives, to access the VOW for the purposes of verifying compliance with MLS rules and monitoring display of Participants’ listings by the VOW. The Agreement may also include such other provisions as may be agreed to between the Participant and the Registrant.

Section 19.4 A Participant’s VOW must prominently display an e-mail address, telephone number, or specific identification of another mode of communication (e.g., live chat) by which a consumer can contact the Participant to ask questions, or get more information, about any property displayed on the VOW. The Participant, or a non-principal broker or sales licensee licensed with the Participant, must be willing and able to respond knowledgeably to inquiries from Registrants about properties within the market area served by that Participant and displayed on the VOW.

Section 19.5 A Participant’s VOW must employ reasonable efforts to monitor for, and prevent, misappropriation, “scraping”, and other unauthorized use of MLS Listing Information. A Participant’s VOW shall utilize appropriate security protection such as firewalls as long as this requirement does not impose security obligations greater than those employed concurrently by the MLS.

Section 19.6 (a) A Participant's VOW shall not display listings or property addresses of any seller who has affirmatively directed the listing broker to withhold the seller's listing or property address from display on the Internet. The listing broker shall communicate to the MLS that the seller has elected not to permit display of the listing or property address on the Internet. Notwithstanding the foregoing, a Participant who operates a VOW may provide to consumers via other delivery mechanisms, such as email, fax, or otherwise, the listings of sellers who have determined not to have the listing for their property displayed on the Internet.

(b) A Participant who lists a property for a seller who has elected not to have the property listing or the property address displayed on the Internet shall cause the seller to execute a document that includes the following (or a substantially similar) provision:

Seller Opt-Out Form

1. Please check either Option a or Option b

a [] I have advised my broker or sales agent that I do not want the listed property to be displayed on the Internet.

OR

b [] I have advised my broker or sales agent that I do not want the address of the listed property to be displayed on the Internet.

2. I understand and acknowledge that, if I have selected option a, consumers who conduct searches for listings on the Internet will *not* see information about the listed property in response to their search.

initials of seller

(c) The Participant shall retain such forms for at least one year from the date they are signed, or one year from the date the listing goes off the market, whichever is greater.

Section 19.7 (a) Subject to subsection (b), a Participant's VOW may allow third-parties (i) to write comments or reviews about particular listings or display a hyperlink to such comments or reviews in immediate conjunction with particular listings, or (ii) display an automated estimate of the market value of the listing (or hyperlink to such estimate) in immediate conjunction with the listing

(b) Notwithstanding the foregoing, at the request of a seller the Participant shall disable or discontinue either or both of those features described in subsection (a) as to any listing of the seller. The listing broker or agent shall communicate to the MLS that the seller has elected to have one or both of these features disabled or discontinued on all Participants' Websites. Subject to the foregoing and to Section 19.8, a Participant's VOW may communicate the Participant's professional judgment concerning any listing. A Participant's VOW may notify its customers that a particular feature has been disabled "at the request of the seller."

Section 19.8 A Participant's VOW shall maintain a means (e.g., e-mail address, telephone number) to receive comments from the listing broker about the accuracy of any information that is added by or on behalf of the Participant beyond that supplied by the MLS and that relates to a specific property displayed on the VOW. The Participant shall correct or remove any false information relating to a specific property within 48 hours following receipt of a communication from the listing broker explaining why the data or information is false. The Participant shall not, however, be obligated to correct or remove any data or information that simply reflects good faith opinion, advice, or professional judgment.

Section 19.9 A Participant shall cause the MLS Listing Information available on its VOW to be refreshed at least once every three (3) days.

Section 19.10 Except as provided in these rules, the NATIONAL ASSOCIATION OF REALTORS® VOW Policy, or any other applicable MLS rules or policies, no Participant shall distribute, provide, or make accessible any portion of the MLS Listing Information to any person or entity.

Section 19.11 A Participant's VOW must display the Participant's privacy policy informing Registrants of all of the ways in which information that they provide may be used.

Section 19.12 A Participant's VOW may exclude listings from display based only on objective criteria, including, but not limited to, factors such as geography, list price, type of property, cooperative compensation offered by listing broker, and whether the listing broker is a REALTOR®.

Section 19.13 A Participant who intends to operate a VOW to display MLS Listing Information must notify the MLS of its intention to establish a VOW and must make the VOW readily accessible to the MLS and to all MLS Participants for purposes of verifying compliance with these Rules, the VOW Policy, and any other applicable MLS rules or policies.

Section 19.14 A Participant may operate more than one VOW himself or herself or through an AVP. A Participant who operates his or her own VOW may contract with an AVP to have the AVP operate other VOWs on his or her behalf. However, any VOW operated on behalf of a Participant by an AVP is subject to the supervision and accountability of the Participant.

Section 19.15 A Participant's VOW **may not** make available for search by, or display to, Registrants any of the following information:

- (a) The compensation offered to other MLS Participants .
- (b) The seller's and occupant's name(s), phone number(s), or e-mail address(es.)
- (c) Instructions or remarks intended for cooperating brokers only, such as those regarding showings or security of listed property.

Section 19.16 A Participant shall not change the content of any MLS Listing Information that is displayed on a VOW from the content as it is provided in the MLS. The Participant may, however, augment MLS Listing Information with additional information not otherwise prohibited by these Rules or by other applicable MLS rules or policies as long as the source of such other information is clearly identified. This rule does not restrict the format of display of MLS Listing Information on VOWs or the display on VOWs of fewer than all of the listings or fewer than all of the authorized information fields.

Section 19.17 A Participant shall cause to be placed on his or her VOW the same notice displayed on MLS system reports, stating "All information should be verified by the recipient and none is guaranteed as accurate by ARMLS." A Participant's VOW may include other appropriate disclaimers necessary to protect the Participant and/or the MLS from liability.

Section 19.18 A Participant shall cause any listing that is displayed on his or her VOW to identify the name of the listing firm or the listing firm and agent in a readily visible color, in a reasonably prominent location, and in typeface not smaller than the median typeface used in the display of listing data.

Section 19.19 This optional rule was not adopted by ARMLS. This numbered placeholder is inserted to maintain consistency in numbering between the ARMLS documents and the NAR Model documents.

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Section 19.21 A Participant may display advertising and the identification of other entities ("co-branding") on any VOW the Participant operates or that is operated on his or her behalf. However, a Participant may not display on any such VOW deceptive or misleading advertising or co-branding. For purposes of this Section, co-branding will be presumed not to be deceptive or misleading if the Participant's logo and contact information (or that of at least one Participant, in the case of a VOW established and operated on behalf of more than one Participant) is displayed in immediate conjunction with that of every other party, and the logo and contact information of all Participants displayed on the VOW is as large as the logo of the AVP and larger than that of any third party.

Section 19.22 A Participant shall cause any listing displayed on his or her VOW that is obtained from other sources, including from another MLS or from a broker not participating in the MLS, to identify the source of the listing.

Section 19.23 A Participant shall cause any listing displayed on his or her VOW obtained from other sources, except data received from other MLSs, to be searched separately from listings in the MLS.

Section 19.24 Participants and the AVPs operating VOWs on their behalf must execute the license agreement required by the MLS.

Section 19.25 Where a seller affirmatively directs their listing broker to withhold either the seller's listing or the address of the seller's listing from display on the Internet, a copy of the seller's affirmative direction shall be provided to the MLS within 48 hours, if requested by the MLS.

Section 19.26 VOW Participants are required maintain similar audit trail functionality tracking registrant's on-line activity as is maintained in the MLS system, and to maintain such records for no less than the most recent 180 days of activity.

Section 19.27 All printed outputs or reports from any VOW or from the MLS system must display the date the data was obtained from the MLS system.

Section III: Frequently Asked Questions

Q. Am I permitted to exclude some listings from display on my VOW?

A. You may exclude listings from your VOW based only on objective criteria, such as location, price range, type of property, etc.

Q. Can an agent have his own VOW?

A. Yes, an agent can have his own VOW but only if his Designated Broker gives permission and agrees to supervise the VOW.

Q. Why does my broker have to consent for me to operate my own VOW?

A. Broker consent is required according to the NAR VOW Policy adopted as a result of its settlement with the Department of Justice. The broker must be accountable and supervise the operation of any VOWs of agents licensed under him.

Q. What if I discover a discrepancy in my listing between what is in MLS and what is displayed on a Participant's or Subscriber's VOW?

A. You are entitled to demand that the VOW operator correct any errors by reporting the discrepancy to compliance@ARMLS.com. Further, the VOW operator must provide a means to receive your comments.

Q. What is an AVP and do I have to use one?

A. AVP stands for Affiliated VOW Partner. This is a third party that provides technology services, hosting and possibly marketing services to the Participant or Subscriber operating a VOW. If you or someone with your firm has the technical expertise to perform these services for you, you do not need to hire an outside AVP.

Q. If I operate a VOW do I need to get the consent of the listing brokers to display their listings?

A. You do not need to seek the consent of listing brokers to have their listings appear on your VOW.

Q. What rights does a seller have regarding display of his property on my VOW?

A. A seller may decline, at the point the listing is entered into MLS, to have his listing or the address displayed on the Internet. The seller may direct that automated valuation features and/or blogging of their property be disabled as well on his listing.

Q. Can sellers "opt out" of showing their property listing on VOWs?

A. Sellers may "opt out" of having their property listing displayed on any Internet sites, or "opt out" of having their property address displayed on any Internet sites. Sellers may not "opt out" of having their listings shown on some but not all VOW sites. This means that if a seller opts out of having his listing or property address displayed on VOWs, the listing (or property address) cannot be displayed on IDX sites, third party aggregator sites or elsewhere on the Internet.

Q. If a seller withholds consent for his or her listing to be published in MLS and the Brokers takes an “office exclusive” listing, can the listing broker display the listing on his VOW?

A. Yes, but the listing should not be mixed with ARMLS® listings.

Q. How do I handle showing VOW customers the property information of sellers who have opted out showing their property information on the Internet?

A. A Participant or Subscriber may show such property information to a VOW customer by other means, such as email and fax.

Q. Am I prohibited from operating a VOW if I want to continue to provide an IDX search to consumers who use my Website?

A. A VOW operator may offer an IDX search as well as VOW functionality on the same Website. For example, the Participant may offer additional VOW functionality as an incentive to entering into a brokerage relationship.

Section IV: Listing and Data Display Quick Guide and Data Sets

Quick Guide

Listings

The Seller of a property has the option to direct the Listing Agent on how to distribute MLS listing data to the Internet. Their wishes are reflected in the data displayed, using listing options as shown in the screen shot to the right.

The table below outlines how these options are stored on the RETS server. These fields **must** be monitored to be sure display instructions from the Seller are properly executed.

Seller Opt Out & Listing Export Option	Corresponding flag on RETS Server	
	SystemName	Description
Seller Directs Listing to be Excluded from Internet	VOWList	VOWEntireListingDisplay
Seller Directs Address to be Excluded from Internet	VOWAddr	VOWAddressDisplay
Seller Directs Listing to Not Be Used in AVMs on Internet	VOWAVM	VOWAutomatedValuationDisplay
Seller Directs Listing to Not Allow Comments on Internet	VOWComm	VOWConsumerComment
IDX	LIST_104	Display on Public Websites

Values in two fields must be monitored concurrently to determine whether or not a listing can be displayed to users who have **not registered** with the site:

1. *Display on Public Websites* (LIST_104)
2. *VOWEntireListingDisplay* (VOWList)

Both fields must return values of 1 (true) for the listing to be displayed. Therefore, if **either** field returns a value of 0 (false), the listing **must not be displayed**. The table to the right contains a summary of all possible return combinations and whether or not the listing should be displayed.

VOWList	LIST_104	Display to Non-Registrants?
Y	1 (TRUE)	YES
Y	0 (FALSE)	NO
N	1 (TRUE)	NO
N	0 (FALSE)	NO

The data returned from *Seller Directs Address to be Excluded from Internet*, *Seller Directs Listing to Not Be Used in AVMs on Internet*, and *Seller Directs Listing to Not Allow Comments on Internet* must also be monitored. If 0 (zero or false) is returned, then the Seller is directing that the Address not be displayed, that the data not be used in an Automated Valuation Model (AVM) and/or Comments are not to be displayed.

Data Fields

The VOW Operator will have access to a VOW Data Set for each property type approved by the ARMLS® Board of Directors as suitable for display on a VOW. Each VOW Operator will have discretion to choose which of those allowable fields to display on their VOW. In the Residential Property Class alone there are over 250 fields from which to choose.

Some fields, such as offers of compensation, **cannot be displayed** but *can be disclosed*. Others, such as those containing information affecting the safety of the owner, **cannot be displayed** and **can never be disclosed**.

This Quick Guide will help the VOW Operator avoid any inappropriate display or disclosure, which are in violation of ARMLS® VOW Rules.

Information Category	Guidelines	Examples
Information can be displayed on a VOW	General Property information that a buyer might need to make a decision to purchase	Bedrooms, bathrooms, room sizes, school information, square footage, features, fireplace, directions, etc.
Information cannot be displayed on a VOW, but can be disclosed	Offers of Compensation	Compensation to the Buyer Broker, compensation to the Subagent, other compensation
Information that cannot be displayed on a VOW and cannot be disclosed <i>Field names will include a DND2 notation</i> DND2 (Do Not Display or Disclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.	Information that affects the safety of the owner or occupant or the security of the property	Gate codes, occupant name and phone number, safety information, such as children home alone



Section IV: Vow Data Sets

The following are lists of data fields distributed in the VOW data feed. The display of certain fields is limited by policy and indicated with *'s and footnotes below.

Residential Data Set (Updated June 25, 2012)

# Bathrooms	Association & Fees: Land Lease Fee	Builder Name	CoSellingMemberName
# Bedrooms	Association & Fees: Land Lease Fee Y/N	Building Style	CoSellingMemberPhone
# of Interior Levels	Association & Fees: Land Lease Pd (Freq)	*Buyer Broker \$/%	CoSellingMemberShortId
Accessibility Feat	Association & Fees: PAD Fee Y/N	*Buyer/Broker	CoSellingMemberUrl
Additional Bedroom	Association & Fees: PAD Paid (Freq)	Cancel Date	Country
Add'l Property Use	Association & Fees: Rec Center Fee	City/Town Code	County Code
Agent Days on Market	Association & Fees: Rec Center Fee Pd (Freq)	Close of Escrow Date	Cross Street
Agent ID	Association & Fees: Rec Center Y/N	CoList Agent ID	Cumulative DOM
Approx Lot SqFt	Association & Fees: Ttl Mthly Fee Equiv	CoListingMemberAddress	Den Length
Approx SQFT	Association Fee Incl Auction	CoListingMemberEmail	Den Width
Approx SqFt Range	Auction Info: Auction Contact Name	CoListingMemberFax	Dining Area
Apx Lot Size Range	Auction Info: Auction Contact Phn	CoListingMemberName	Dining Room Length
Architecture	Auction Info: Auction Date	CoListingMemberPhone	Dining Room Width
Assessor Number	Auction Info: Auction License Nbr	CoListingMemberShortId	Directions
Assessor Parcel Ltr	Auction Info: Minimum Bid Price	CoListingMemberUrl	Disclosures
Assessor's Book #	Auction Info: Reserve AZ Room/Lanai Length	Community Features	Display on Public Websites
Assessor's Map #	AZ Room/Lanai Width	*Comp to Buyer Broker	Dwelling Type
Assessor's Parcel #	Basement Description	*Comp to Subagent	Elem School Dist #
Assoc Rules/Info	Bedroom 2 Length	Compass	Elementary School
Association & Fees: Cap Impv/Impt Fee \$/%	Bedroom 2 Width	Const - Finish	Encoded Features
Association & Fees: HOA 2 Fee	Bedroom 3 Length	Construction	Energy/Green Feature
Association & Fees: HOA 2 Name	Bedroom 3 Width	Construction Status	Entry Timestamp
Association & Fees: HOA 2 Paid (Freq)	Bedroom 4 Length	Contact Info: CoList Primary Phn	Exercise/Sauna Length
Association & Fees: HOA 2 Telephone	Bedroom 4 Width	Contact Info: List Agent Cell Phn	Exercise/Sauna Width
Association & Fees: HOA 2 Transfer Fee	Bedroom 5 Length	Contact Info: List Agent Cell Phn2	Exist 1st Loan Terms
Association & Fees: HOA 2 Y/N	Bedroom 5 Width	Contact Info: List Agent Hme Phn 2	Existing 1st Loan
Association & Fees: HOA Fee	Bedrooms Plus	Contact Info: List Agent Home Phn	Expire Date
Association & Fees: HOA Name	Bldg Number	Contact Info: List Agent Ofc Phn2	Exterior Features
Association & Fees: HOA Paid	Bonus/Game Room Length	Contact Info: List Agent Pager	Exterior Stories
Association & Fees: HOA Prop Man Co Name	Bonus/Game Room Width	Contact Info: List Agent Pager 2	Fallthrough Date
Association & Fees: HOA Prop Man Co Tele		Contact Info: List Agent Phn	Family Room Length
Association & Fees: HOA Telephone		Contact Info: Office Fax Number	Family Room Width
Association & Fees: HOA Transfer Fee		Contingent	Features
Association & Fees: HOA Y/N		Cooling	Fencing
Association & Fees: HOA2 Prp Man Co Name		CoSelling Agent ID	Fireplace
Association & Fees: HOA2 Prp Man Co Tele		CoSellingMemberAddress	Flooring
		CoSellingMemberEmail	Geo Lat
		CoSellingMemberFax	Geo Lon
			Great Room Length
			Great Room Width
			Green/Energy Cert
			Green/Engy Cert Year
			Guest House SqFt
			Heating
			High School
			High School Dist #

Hndrd Blk Directionl	ListingMemberPhone	Picture Count	Sold Info: Buyr Concess to Sell
Horse Features	ListingMemberShortId	Picture Timestamp	Sold Info: Closing Cost Split
Horses	ListingMemberUrl	Planned Comm Name	Sold Info: Loan Type
House Number	ListingOfficeAddress	Pmt & Rate Info: Down	Sold Info: Loan Years
Hundred Block	ListingOfficeEmail	Payment	Sold Info: Payment Type
Internal Listing ID	ListingOfficeFax	Pmt & Rate Info: Total Asum	Sold Info: Seller Concess \$/%
Items Updated: Bath Partial/Full	ListingOfficeName	Mnth Pmts	Sold Info: Sellr Concess to Buy
Items Updated: Bath Yr Updated	ListingOfficePhone	Pmt & Rate Info: Total	Sold Price
Items Updated: Floor Partial/Full	ListingOfficeShortId	Encumbrance	Source Apx Lot SqFt
Items Updated: Floor Yr Updated	ListingOfficeUrl	Pool - Private	Source of SqFt
Items Updated: Ht/Cool Partial/Full	Living Room Length	Pool	Spa
Items Updated: Ht/Cool Yr Updated	Living Room Width	Possession	Special Listing Cond
Items Updated: Kitchen Partial/Full	Loft Length	**Private Rmrks - DND2	St Dir Sfx
Items Updated: Kitchen Yr Updated	Loft Width	Property Access: Alarm Code - DND2	St Suffix
Items Updated: Plmbg Partial/Full	Map Code/Grid	Property Access: Gate Code - DND2	State/Province
Items Updated: Plmbg Yr Updated	Marketing Name	Property Access: Mech-box Code - DND2	Status
Items Updated: Pool Partial/Full	Master Bathroom	Property Access: Mech-box Code - DND2	Status Change Date
Items Updated: Pool Yr Updated	Master Bedroom Length	Property Description	Status Update
Items Updated: Rm Adtn Partial/Full	Master Bedroom Width	Property Group ID	Street Name
Items Updated: Rm Adtn Yr Updated	Media Room Length	Property Type	*Sub Agent \$/%
Items Updated: Roof Partial/Full	Media Room Width	Public Remarks	*Subagents
Items Updated: Roof Yr Updated	Mfg Home Features	Roofing	Subdivision
Items Updated: Wiring Partial/Full	Miscellaneous	RV Parking	Tax Municipality
Items Updated: Wiring Yr Updated	Model	Selling Agency ID	Tax Year
Jr. High School	New Financing	Selling Agent ID	Taxes
Kitchen Features	**Occupant - DND2	SellingMemberAddress	Technology
Kitchen Length	Off Market Date	SellingMemberEmail	Temp Off Market Date
Kitchen Width	Office ID	SellingMemberFax	Timestamp
Landscaping	Office Length	SellingMemberName	Type
Laundry	Office Width	SellingMemberPhone	UnBranded Virtual Tour
Legal Info: Block	Original List Price	SellingMemberShortId	Under Contract Date
Legal Info: Cnty Rcrd Bk & Pg #	*Other Compensation	SellingMemberUrl	Unit #
Legal Info: Lot Number	Other Length	SellingOfficeAddress	Unit Style
Legal Info: Plat	Other Width	SellingOfficeEmail	Utilities
Legal Info: Range	Other Rooms	SellingOfficeFax	*Variable Commission
Legal Info: Section	Out of Area Schl Dst	SellingOfficeName	VOWAddressDisplay
Legal Info: Township	**Ownr/Occ Name - DND2	SellingOfficePhone	VOWAutomatedValuationDisplay
Legal Subdivision	**Owner/Occ Phn- DND2	SellingOfficeShortId	ay
Library Length	Ownership	SellingOfficeUrl	VOWConsumerComment
Library Width	Parking Features	*Semi-Private Remarks	VOWEntireListingDisplay
List Date	Parking Spaces: Carport Spaces	Separate Workshop Length	Water
List Price	Parking Spaces: Covered Spaces	Separate Workshop Width	Week Avail Timeshare
Listing ID	Parking Spaces: Garage Spaces	Services	Year Built
ListingMemberAddress	Parking Spaces: Slab Parking Spaces	Sewer	Zip Code
ListingMemberEmail		**Show Instruct - DND2	Zip4
ListingMemberFax		Sold Info: Buyer Concess \$/%	
ListingMemberName			

*CANNOT be Displayed CAN be Disclosed

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Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Residential Rental Data Set (Updated June 25, 2012)

# Bathrooms	CoListingMemberUrl	Deposit Breakdown: Pet	Kitchen Length
# Bedrooms	*Commission Paid	Deposit/Fee	Kitchen Width
# of Beds Furnished: # Bunks	Community Features	Deposit Breakdown: Pets	Landscaping
# of Beds Furnished: # Full	*Comp For Sale	Deposit Breakdown: Pre-Paid	Laundry
# of Beds Furnished: # Kings	*Comp to Buyer Broker	Lst Mth Rnt	Lease Information
# of Beds Furnished: # Queens	*Comp to Subagent	Deposit Breakdown: Security	Lease Price
# of Beds Furnished: # Singles	Compass	Deposit	Lease Sign Date
# of Beds Furnished: # Sleeper	Const - Finish	Dining Area	Lease Start Date
Sofa Beds	Construction	Dining Room Length	Legal Info: Block
# of Beds Furnished: # Twins	Construction Status	Dining Room Width	Legal Info: Cnty Rcrd Bk & Pg
# of Interior Levels	Contact Info: CoList Agent Phn	Directions	#
Accessibility Feat	Contact Info: List Agent Cell	Disclosures	Legal Info: Lot Number
Additional Bedroom	Phn	Display on Public Websites	Legal Info: Plat
Agent Days on Market	Contact Info: List Agent Cell	Dwelling Type	Legal Info: Range
Agent ID	Phn2	Earnest Dep Payable	Legal Info: Section
Approx Lot SqFt	Contact Info: List Agent Hme	Elem School Dist #	Legal Info: Township
Approx SQFT	Phn 2	Elementary School	Legal Subdivision
Approx SqFt Range	Contact Info: List Agent Home	Encoded Features	Library Length
Approx Lot Size Range	Phn	Energy/Green Feature	Library Width
Architecture	Contact Info: List Agent Ofc	Entry Timestamp	List Date
Assessor Number	Phn2	Exercise/Sauna Length	Listing ID
Assessor Parcel Ltr	Contact Info: List Agent Pager	Exercise/Sauna Width	ListingMemberAddress
Assessor's Book #	Contact Info: List Agent Pager	Expire Date	ListingMemberEmail
Assessor's Map #	2	Exterior Features	ListingMemberFax
Assessor's Parcel #	Contact Info: List Agt Primary	Exterior Stories	ListingMemberName
AZ Room/Lanai Length	Phn	Fallthrough Date	ListingMemberPhone
AZ Room/Lanai Width	Contact Info: Office Fax	Family Room Length	ListingMemberShortld
Basement Description	Number	Family Room Width	ListingMemberUrl
Bedroom 2 Length	Contingent	Features	ListingOfficeAddress
Bedroom 2 Width	Cooling	Fencing	ListingOfficeEmail
Bedroom 3 Length	CoSelling Agent ID	Fireplace	ListingOfficeFax
Bedroom 3 Width	CoSellingMemberAddress	Flooring	ListingOfficeName
Bedroom 4 Length	CoSellingMemberEmail	Form Required	ListingOfficePhone
Bedroom 4 Width	CoSellingMemberFax	Fully Refundable Dep	ListingOfficeShortld
Bedroom 5 Length	CoSellingMemberName	Furnished - Bed Size	ListingOfficeUrl
Bedroom 5 Width	CoSellingMemberPhone	Geo Lat	Living Room Length
Bedrooms Plus	CoSellingMemberShortld	Geo Lon	Living Room Width
Bldg Number	CoSellingMemberUrl	Great Room Length	Loft Length
Bonus/Game Room Length	Country	Great Room Width	Loft Width
Bonus/Game Room Width	County Code	Green/Energy Cert	Lot Size
Builder Name	Cross Street	Green/Engy Cert Year	Map Code/Grid
Building Style	Cumulative DOM	Guest House SqFt	Marketing Name
*Buyer Broker \$/%	Date Available	Heating	Master Bathroom
*Buyer/Broker	Date Lease Signed	High School	Master Bedroom Length
Cancel Date	Den Length	High School Dist #	Master Bedroom Width
City/Town Code	Den Width	Hndrd Blk Directionl	**Mech-box Code - DND2
CoList Agent ID	Deposit Breakdown: Cleaning	Horse Features	Media Room Length
CoListingMemberAddress	Deposit/Fee	Horses	Media Room Width
CoListingMemberEmail	Deposit Breakdown: Credit	House Number	Mfg Home Features
CoListingMemberFax	Check Amount	Hundred Block	Model
CoListingMemberName	Deposit Breakdown: Earnest	Internal Listing ID	Non-Refundable Dep
CoListingMemberPhone	Deposit	Jr. High School	Off Market Date
CoListingMemberShortld		Kitchen Features	Office ID

Office Length	Property Type	SellingMemberEmail	St Dir Sfx
Office Width	**Private Rmrks - DND2	SellingMemberFax	St Suffix
Original List Price	Prtl Refundable Dep	SellingMemberName	State/Province
*Other Compensation	Public Remarks	SellingMemberPhone	Status
Other Length	*Renewal Comp	SellingMemberShortId	Status Change Date
Other Width	Rent Includes	SellingMemberUrl	Street Name
Other Rooms	Rent Payable	SellingOfficeAddress	*Sub Agent \$/%
Out of Area Schl Dst	Rental Info: Carpet Color	SellingOfficeEmail	*Subagents
**Owner Name - DND2	**Rental Info: Contact Name – DND2	SellingOfficeFax	Subdivision
Parking Features	**Rental Info: Contact Phone – DND2	SellingOfficeName	Tax Municipality
Parking Spaces: Carport Spaces	Rental Info: Date Available	SellingOfficePhone	Technology
Parking Spaces: Covered Spaces	Rental Info: Floor Nbr	SellingOfficeShortId	Temp Off Market Date
Parking Spaces: Garage Spaces	Rental Info: Furnished?	SellingOfficeUrl	Timestamp
Parking Spaces: Slab Parking Spaces	Rental Info: HOA Fee	*Semi-Private Remarks	Type
Picture Count	Rental Info: HOA Name	Separate Workshop Length	UnBranded Virtual Tour
Picture Timestamp	Rental Info: HOA Paid (Freq)	Separate Workshop Width	Unit #
Planned Comm Name	Rental Info: HOA Paid By	Services	Unit Style
Pool - Private	Rental Info: HOA Telephone	Sewer	Utilities
Pool	Rental Info: HOA Y/N	**Show Instruct - DND2	*Variable Commission
Possession	Rental Info: Pets	Sold Info: Closing Cost Split	VOWAddressDisplay
Private Rmrks – DND2	Rental Info: Rental Tax Percent	Sold Info: Loan Type	VOWAutomatedValuationDisplay
Property Access: Alarm Code – DND2	Rental Info: Seasonal Rate Roofing	Sold Info: Loan Years	ay
Property Access: Gate Code – DND2	Seasonal Month Avlbl	Sold Info: Payment Type	VOWConsumerComment
Property Access: Mech-box Code – DND2	Selling Agency ID	Sold Info: Pnts Pd By Buyer	VOWEntireListingDisplay
Property Description	Selling Agent ID	Sold Info: Pnts Pd By Seller	Water
Property Group ID	SellingMemberAddress	Sold Price	Window Coverings
*CANNOT be Displayed CAN be Disclosed		Source Apx Lot SqFt	Year Built
**Confidential – for agent use ONLY – CANNOT be Displayed OR Disclosed		Source of SqFt	Zip Code
		Spa - Private	Zip4
		Special Listing Cond	

Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Land & Lots Data Set (Updated June 25, 2012)

# Lots in Listing	CoListingMemberPhone	Entry Timestamp	ListingOfficeAddress
# Units Allowed	CoListingMemberShortId	Environmental	ListingOfficeEmail
Add'l Parcels	CoListingMemberUrl	Existing 1st Ln Trms	ListingOfficeFax
Agent Days on Market	*Comp to Buyer Broker	Existing 1st Ln Type	ListingOfficeName
Agent ID	*Comp to Subagent	Existing 1st Loan	ListingOfficePhone
Apx Deeded Fee Acres	Compass	Existing 2nd Ln Trms	ListingOfficeShortId
Apx Leased Acres	Contact Info: CoList Primary	Existing 2nd Ln Type	ListingOfficeUrl
Apx SqFt	Phn	Existing 2nd Loan	Lot #
Apx SqFt G/N	Contact Info: List Agent Cell	Existing 3rd Ln Trms	Lot Size Dimensions
Apx Total Acres	Phn	Existing 3rd Ln Type	Map Code/Grid
Apx Total Acres G/N	Contact Info: List Agent Cell	Existing 3rd Loan	Marketing Name
Assessor Number	Phn2	Existing Land Use	New Financing
Assessor Parcel Ltr	Contact Info: List Agent Hme	Existing Other Loan	Off Market Date
Assessor's Book #	Phn 2	Existing Structures	Office ID
Assessor's Map #	Contact Info: List Agent Home	Expire Date	OMC Payment
Assessor's Parcel #	Phn	Fallthrough Date	Original List Price
Assoc/Prop Info	Contact Info: List Agent Ofc	Fencing	*Other Compensation
Assoc/Prop Info: Assessed Balance	Phn2	For Sale or Lease?	Out of Area Schl Dst
Assoc/Prop Info: Assessed Yrs Left	Contact Info: List Agent Pager	Freeway/Highway	**Ownr/Occ Name - DND2
Assoc/Prop Info: HOA 2 Fee	Contact Info: List Agent Pager	Gas	**Owner/Occ Phn- DND2
Assoc/Prop Info: HOA 2 Name	2	Geo Lat	Parcel Size
Assoc/Prop Info: HOA 2 Paid (Freq)	Contact Info: List Agt Primary	Geo Lon	Picture Count
Assoc/Prop Info: HOA 2 Telephone	Phn	High School	Picture Timestamp
Assoc/Prop Info: HOA 2 Transfer	Contact Info: Office Fax	High School Dist #	Pmt & Rate Info: 1st
Fee	Number	Hndrd Blk Directionl	Encumbrance
Assoc/Prop Info: HOA 2 Y/N	Contingent	Horse Features	Pmt & Rate Info: 1st Interest
Assoc/Prop Info: HOA Fee	CoSelling Agent ID	Horses	Rate
Assoc/Prop Info: HOA Name	CoSellingMemberAddress	Hundred Block	Pmt & Rate Info: 1st Payment
Assoc/Prop Info: HOA Paid (Freq)	CoSellingMemberEmail	Internal Listing ID	Pmt & Rate Info: 1st Payment
Assoc/Prop Info: HOA Telephone	CoSellingMemberFax	Irrigation District	Freq
Assoc/Prop Info: HOA Transfer Fee	CoSellingMemberName	Jr. High School	Pmt & Rate Info: 1st Years
Assoc/Prop Info: HOA Y/N	CoSellingMemberPhone	Land Configuration	Remaining
Assoc/Prop Info: Pad Fee	CoSellingMemberShortId	Land Features	Pmt & Rate Info: 2nd
Assoc/Prop Info: PAD Fee Y/N	CoSellingMemberUrl	Legal Info: Assessor's Book #	Encumbrance
Assoc/Prop Info: Pad Paid (Freq)	Country	Legal Info: Assessor's Map #	Pmt & Rate Info: 2nd Interest
Auction	County Code	Legal Info: Assessor's Parcel #	Rate
Auction Info: Auction Contact Name	Cross Street	Legal Info: Cnty Rcrd Bk & Pg	Pmt & Rate Info: 2nd Payment
Auction Info: Auction Contact Phn	Cumulative DOM	#	Pmt & Rate Info: 2nd Payment
Auction Info: Auction Date	Current Density	Legal Info: Lot Number	Freq
Auction Info: Auction License Nbr	Development Status	Legal Info: Range	Pmt & Rate Info: 2nd Years
Auction Info: Minimum Bid Price	Directions	Legal Info: Section	Remaining
Auction Info: Reserve	Display on Public Websites	Legal Info: Township	Pmt & Rate Info: 3rd
*Buyer Broker \$/%	Distance to Cable	Legal Subdivision	Encumbrance
*Buyer/Broker	Distance to Electric	List Date	Pmt & Rate Info: 3rd Interest
Cancel Date	Distance to Gas	List Price	Rate
Census Tract	Distance to Phone	Listing ID	Pmt & Rate Info: 3rd Payment
City/Town Code	Distance to Sewer	ListingMemberAddress	Pmt & Rate Info: 3rd Payment
Close of Escrow Date	Distance to Water	ListingMemberEmail	Freq
CoList Agent ID	Electric	ListingMemberFax	Pmt & Rate Info: 3rd Years
CoListingMemberAddress	Elem School Dist #	ListingMemberName	Remaining
CoListingMemberEmail	Elementary School	ListingMemberPhone	Pmt & Rate Info: Down
CoListingMemberFax	Elevation	ListingMemberShortId	Payment %
CoListingMemberName	Elevation Source	ListingMemberUrl	

Pmt & Rate Info: Down Payment	Road Streets	Sold Info: Payment Type	Topography
Pmt & Rate Info: Equity	Selling Agency ID	Sold Info: Seller Concess \$/%	Traffic Count
Pmt & Rate Info: Existing Annual	Selling Agent ID	Sold Info: Sellr Concess to Buy	Type
Pmts	SellingMemberAddress	Sold Price	UnBranded Virtual Tour
Pmt & Rate Info: Owner Carry Int	SellingMemberEmail	Special	Under Contract Date
Rate	SellingMemberFax	Special Listing Cond	Use Restrictions
Pmt & Rate Info: Owner Carry Term	SellingMemberName	St Dir Sfx	*Variable Commission
Pmt & Rate Info: Owner May Carry	SellingMemberPhone	St Suffix	Vegetation
Amt	SellingMemberShortId	State/Province	VOWAddressDisplay
Pmt & Rate Info: Total Owed	SellingMemberUrl	Status	VOWAutomatedValuationDispl
Potential Use	SellingOfficeAddress	Status Change Date	ay
Price Per Acre	SellingOfficeEmail	Status Update	VOWConsumerComment
Price Per SqFt	SellingOfficeFax	Street Frontage	VOWEntireListingDisplay
**Private Rmks - DND2	SellingOfficeName	Street Frontage Name	Water
Property Access: Alarm Code –	SellingOfficePhone	Street Name	WWMAP Page
DND2	SellingOfficeShortId	Street Number	WWMAP Side
Property Access: Gate Code –	SellingOfficeUrl	*Sub Agent \$/%	WWMAP Top Coordinate
DND2	*Semi-Private Remarks	*Subagents	Zip Code
Property Access: Mech-box Code –	Sewer	Subdivision	Zip4
DND2	**Show Instruct - DND2	Tax District	Zoned Presently
Property Group ID	Sold Info: Buyer Concess \$/%	Tax Municipality	Zoning
Property Type	Sold Info: Buyr Concess to Sell	Tax Year	
Proposed Density	Sold Info: Closing Cost Split	Taxes	
Public Remarks	Sold Info: Loan Type	Temp Off Market Date	
Reports/Disclosures	Sold Info: Loan Years	Timestamp	

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Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Commercial and Industrial For Sale Data Set (Updated June 25, 2012)

# of Buildings	Contact Info: Office Fax Number	Income & Expenses: Annual Land Lse Exp	ListingMemberUrl
Add'l Parcels	Contingent	Income & Expenses: Annual Landscape Exp	ListingOfficeAddress
Agent Days on Market	Cooling	Income & Expenses: Annual	ListingOfficeEmail
Agent ID	CoSelling Agent ID	Income & Expenses: Annual Legal & Acctg	ListingOfficeFax
Amenities	CoSellingMemberAddress	Income & Expenses: Annual Maint Exp	ListingOfficeName
Assessor Number	CoSellingMemberEmail	Income & Expenses: Annual Mgmt Exp	ListingOfficePhone
Assessor Parcel Ltr	CoSellingMemberFax	Income & Expenses: Annual Other Expense	ListingOfficeShortId
Assessor's Book #	CoSellingMemberName	Income & Expenses: Annual Ownr Asoc Fee	ListingOfficeUrl
Assessor's Map #	CoSellingMemberPhone	Income & Expenses: Annual Pad Fee	Loading Facilities
Assessor's Parcel #	CoSellingMemberShortId	Income & Expenses: Annual Rplcmnt Rsrvs	Lot Size Dimensions
Auction	CoSellingMemberShortId	Income & Expenses: Annual Trash Exp	Map Code/Grid
Auction Info: Auction Contact Name	CoSellingMemberUrl	Income & Expenses: Annual Wtr/Swr Exp	Marketing Name
Auction Info: Auction Contact Phn	Country	Income & Expenses: Annual	Off Market Date
Auction Info: Auction Date	County Code	Income & Expenses: Annual	Office ID
Auction Info: Auction License Nbr	Covered Parking Spcs	Income & Expenses: Annual	Original List Price
Auction Info: Minimum Bid Price	Cross Street	Income & Expenses: Annual	*Other Compensation
Auction Info: Reserve	Cumulative DOM	Income & Expenses: Annual	Owner Wants
Bay Info: # of Bay Doors	Current Use	Income & Expenses: Annual	Ownership
Bay Info: # of Bays	Directions	Income & Expenses: Annual	Parking
Bay Info: Bay Door Height	Display on Public Websites	Income & Expenses: Annual	Picture Count
Bay Info: Bay Door Width	Electric	Income & Expenses: Annual	Picture Timestamp
Bay Info: Bay Size	Entry Timestamp	Income & Expenses: Annual	Pmt & Rate Info: 1st
Bay Info: Max Span Lineal Ft	Environmental	Income & Expenses: Gross	Encumbrance
Bldg Number	Exist 1st Loan Terms	Annual Sch Inc	Pmt & Rate Info: 1st Interest
Building Type	Exist 3rd Loan Terms	Income & Expenses: Net	Rate
*Buyer Broker \$/%	Existing 1st Ln Type	Operating Income	Pmt & Rate Info: 1st Payment
*Buyer/Broker	Existing 1st Loan	Income & Expenses:	Pmt & Rate Info: 1st Payment
Cancel Date	Existing 2nd Ln Trms	Operating Exp	Freq
Ceiling Height	Existing 2nd Ln Type	Income & Expenses: Other	Pmt & Rate Info: 1st Years
Census Tract	Existing 2nd Loan	Income	Remaining
City/Town Code	Existing 3rd Ln Type	Income & Expenses: Owner	Pmt & Rate Info: 2nd
Close of Escrow Date	Existing 3rd Loan	Association	Encumbrance
CoList Agent ID	Existing Othr Ln Trm	Income & Expenses: Vacancy	Pmt & Rate Info: 2nd Interest
CoListingMemberAddress	Expire Date	Allowance	Rate
CoListingMemberEmail	Exterior	Interior	Pmt & Rate Info: 2nd Payment
CoListingMemberFax	Fallthrough Date	Internal Listing ID	Pmt & Rate Info: 2nd Payment
CoListingMemberName	Fencing	Legal	Freq
CoListingMemberPhone	Floors	Legal Info: Cnty Rcrd Bk & Pg	Pmt & Rate Info: 2nd Years
CoListingMemberShortId	Freeway/Highway	#	Remaining
CoListingMemberUrl	Gas	Legal Info: Lot Number	Pmt & Rate Info: 3rd
*Comp to Buyer Broker	Geo Lat	Legal Info: Range	Encumbrance
*Comp to Subagent	Geo Lon	Legal Info: Section	Pmt & Rate Info: 3rd Interest
Compass	Heating	Legal Info: Township	Rate
Construction	Hndrd Blk Directionl	Legal Subdivision	Pmt & Rate Info: 3rd Payment
Contact Info: CoList Primary Phn	Hundred Block	List Date	Pmt & Rate Info: 3rd Payment
Contact Info: List Agent Cell Phn	Income & Expenses: Adjusted	List Price	Freq
Contact Info: List Agent Cell Phn2	Gross Inc	Listing ID	Pmt & Rate Info: 3rd Years
Contact Info: List Agent Hme Phn 2	Income & Expenses: Annual	ListingMemberAddress	Remaining
Contact Info: List Agent Home Phn	Elec Exp	ListingMemberEmail	Pmt & Rate Info: Assessment
Contact Info: List Agent Ofc Phn2	Income & Expenses: Annual	ListingMemberFax	Bal Yrs
Contact Info: List Agent Pager	Gas Exp	ListingMemberName	Pmt & Rate Info: Assessment
Contact Info: List Agent Pager 2	Income & Expenses: Annual	ListingMemberPhone	Balance
Contact Info: List Agt Primary Phn	Ins Exp	ListingMemberShortId	

Pmt & Rate Info: Avg Rent P/SqFt	SellingMemberName	Special	Type
Pmt & Rate Info: Cap Rate	SellingMemberPhone	St Dir Sfx	Type of Property
Pmt & Rate Info: Down Payment	SellingMemberShortId	St Suffix	UnBranded Virtual Tour
Pmt & Rate Info: Equity	SellingMemberUrl	State/Province	UncvrD Parking Spcs
Pmt & Rate Info: Total Owed	SellingOfficeAddress	Status	Under Contract Date
**Private Rmrks - DND2	SellingOfficeEmail	Status Change Date	Unit #
Property Access: Alarm Code – DND2	SellingOfficeFax	Status Update	Use Restrictions
Property Access: Gate Code – DND2	SellingOfficeName	Stories	*Variable Commission
Property Access: Mech-box Code – DND2	SellingOfficePhone	Street Name	Volts/Amps
Property Group ID	SellingOfficeShortId	Street Number	VOWAddressDisplay
Property Type	SellingOfficeUrl	*Sub Agent \$/%	VOWAutomatedValuationDisplay
Public Remarks	*Semi-Private Remarks	*Subagents	ay
Railroad	Sewer	Subdivision	VOWConsumerComment
Reports/Disclosures	**Show Instruct - DND2	Tax District	VOWEntireListingDisplay
Roads/Streets	Sold Info: Buyer Concess \$/%	Tax Municipality	Water
Roofing	Sold Info: Buyr Concess to Sell	Tax Year	WWMAP Page
Selling Agency ID	Sold Info: Clsing Cost Split	Taxes	WWMAP Side
Selling Agent ID	Sold Info: Loan Type	Temp Off Market Date	WWMAP Top Coordinate
SellingMemberAddress	Sold Info: Loan Years	Timestamp	Year Built
SellingMemberEmail	Sold Info: Payment Type	Total Parking Spcs	Zip Code
SellingMemberFax	Sold Info: Seller Concess \$/%	Traffic Count	Zip4
	Sold Info: Sellr Concess to Buy	Ttl Apx Net Rnt Spc	Zoning
	Sold Price	Ttl Apx SqFt Bldg	
	Source of Fincl Data	Ttl Apx SqFt Land	

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Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Commercial and Industrial For Lease Data Set (Updated June 25, 2012)

# Buildings	CoSellingMemberFax	Lease Sign Date	Roofing
Add'l Parcels	CoSellingMemberName	Lease Start Date	Selling Agency ID
Agent Days on Market	CoSellingMemberPhone	Lease Type	Selling Agent ID
Agent ID	CoSellingMemberShortId	Legal	SellingMemberAddress
Amenities	CoSellingMemberUrl	Legal Info: Lot Number	SellingMemberEmail
Assessor Number	Country	Legal Info: Range	SellingMemberFax
Assessor Parcel Ltr	County Code	Legal Info: Section	SellingMemberName
Assessor's Book #	Covered Parking Spcs	Legal Info: Township	SellingMemberPhone
Assessor's Map #	Cross Street	Legal Subdivision	SellingMemberShortId
Assessor's Parcel #	Cumulative DOM	List Date	SellingMemberUrl
Bay Info: # of Bay Doors	Current Use	Listing ID	SellingOfficeAddress
Bay Info: # of Bays	Date Available	ListingMemberAddress	SellingOfficeEmail
Bay Info: Bay Door Height	Directions	ListingMemberEmail	SellingOfficeFax
Bay Info: Bay Door Width	Display on Public Websites	ListingMemberFax	SellingOfficeName
Bay Info: Bay Size	Electric	ListingMemberName	SellingOfficePhone
Bay Info: Max Span Lineal Ft	Entry Timestamp	ListingMemberPhone	SellingOfficeShortId
Bldg Number	Environmental	ListingMemberShortId	SellingOfficeUrl
Building Type	Expire Date	ListingMemberUrl	*Semi-Private Remarks
*Buyer Broker \$/%	Exterior	ListingOfficeAddress	Sewer
*Buyer/Broker	Fallthrough Date	ListingOfficeEmail	**Show Instruct - DND2
Cancel Date	Fencing	ListingOfficeFax	Sold Info: Closing Cost Split
Ceiling Height	Floor Location	ListingOfficeName	Sold Info: Loan Type
Census Tract	Floors	ListingOfficePhone	Sold Info: Loan Years
City/Town Code	Freeway/Highway	ListingOfficeShortId	Sold Info: Payment Type
CoList Agent ID	Gas	ListingOfficeUrl	Sold Info: Pnts Pd By Buyer
CoListingMemberAddress	Geo Lat	Loading Facilities	Sold Info: Pnts Pd By Seller
CoListingMemberEmail	Geo Lon	Lot Size Dimensions	Sold Price
CoListingMemberFax	Heating	Map Code/Grid	Special
CoListingMemberName	Hndrd Blk Directionl	Marketing Name	St Dir Sfx
CoListingMemberPhone	Hundred Block	Mntly Lse Prc P/SqFt	St Suffix
CoListingMemberShortId	Interior	Monthly Lease Price	State/Province
CoListingMemberUrl	Internal Listing ID	Move in Costs	Status
*Commission	Landlord Pays	Off Market Date	Status Change Date
*Comp For Sale	Lease Conditions	Office ID	Stories
*Comp to Buyer Broker	Lease Includes	Original List Price	Street Name
*Comp to Subagent	Lease Info: Annual CAM/SqFt	*Other Compensation	Street Number
Compass	Lease Info: Annual Exp	Parking	**Sub Agent \$/%
Construction	Stop/SqFt	Picture Count	*Subagents
Contact Info: CoList Agent Phn	Lease Info: Annual Lease	Picture Timestamp	Subdivision
Contact Info: List Agent Cell Phn	Price	**Private Rmrks - DND2	Tax District
Contact Info: List Agent Cell Phn2	Lease Info: Annual Lse Prc	Property Access: Alarm Code	Tax Municipality
Contact Info: List Agent Hme Phn 2	P/SF	- DND2	Tax Year
Contact Info: List Agent Home Phn	Lease Info: Base Rent	Property Access: Gate Code -	Taxes
Contact Info: List Agent Ofc Phn 2	Excalation	DND2	Temp Off Market Date
Contact Info: List Agent Pager	Lease Info: Lease Year	Property Access: Mech-box	Tenant Pays
Contact Info: List Agent Pager 2	Lease Info: Lse Yr Rng	Code - DND2	Timestamp
Contact Info: List Agent Phn	Maximum	Property Group ID	Total Parking Spcs
Contact Info: Office Fax Number	Lease Info: Space Divisible	Property Type	Traffic Count
Contingent	Lease Info: Suite Floor	Railroad	Ttl Apx Net Rnt Spc
Cooling	Location	Remarks	Ttl Apx SqFt Bldg
CoSelling Agent ID	Lease Info: Suite Size Avail	*Renewal Comp	Ttl Apx SqFt Land
CoSellingMemberAddress	Max	Reports/Disclosures	Type
CoSellingMemberEmail	Lease Info: Tenant Allow/SqFt	Roads/Streets	Type of Lease

Type of Property	**Variable Commission	VOWConsumerComment	WWMAP Top Coordinate
UnBranded Virtual Tour	Volts/Amps	VOWEntireListingDisplay	Year Built
Uncvrd Parking Spcs	VOWAddressDisplay	Water	Zip Code
Unit #	VOWAutomatedValuationDispl	WWMAP Page	Zip4
Use Restrictions	ay	WWMAP Side	Zoning

*CANNOT be Displayed CAN be Disclosed

**Confidential – for agent use ONLY – CANNOT be Displayed OR Disclosed

Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Multiple Dwelling Data Set (Updated June 25, 2012)

# of Buildings	*Comp to Buyer Broker	Existing 2nd Ln Type	Income & Expenses:
1 Bedroom Units: # 1 Bedroom	*Comp to Subagent	Existing 2nd Loan	Operating Exp
Units	Compass	Existing 3rd Ln Trms	Income & Expenses: Other
1 Bedroom Units: # Baths	Const - Finish	Existing 3rd Ln Type	Income
1 Bedroom Units: Avg Rent	Construction	Existing 3rd Loan	Income & Expenses: Owner
1 Bedroom Units: Avg SqFt	Contact Info: CoList Agent Phn	Existing Othr Ln Trm	Association
2 Bedroom Units: # 2 Bedroom	Contact Info: List Agent Cell	Expire Date	Income & Expenses: Totl Mnth
Units	Phn	Exterior Amenities	Rntal Inc
2 Bedroom Units: # Baths	Contact Info: List Agent Cell	Fallthrough Date	Income & Expenses: Vacancy
2 Bedroom Units: Avg Rent	Phn2	Floors	Allowance
2 Bedroom Units: Avg SqFt	Contact Info: List Agent Hme	Gas	Interior Amenities
3 Bedrooms Units: # 3 Bedroom	Phn 2	Geo Lat	Internal Listing ID
Units	Contact Info: List Agent Home	Geo Lon	Jr. High School
3 Bedrooms Units: # Baths	Phn	Heating	Legal
3 Bedrooms Units: Avg Rent	Contact Info: List Agent Ofc	High School	Legal Info: Block
3 Bedrooms Units: Avg SqFt	Phn 2	High School Dist #	Legal Info: Cnty Rcrd Bk & Pg
4 Bedrooms Units: # 4 Bedroom	Contact Info: List Agent Pager	Hndrd Blk Directionl	#
Units	Contact Info: List Agent Pager	Hundred Block	Legal Info: Lot Number
4 Bedrooms Units: # Baths	2	Income & Expenses: Adjusted	Legal Info: Range
4 Bedrooms Units: Avg Rent	Contact Info: List Agent Phn	Gross Inc	Legal Info: Section
4 Bedrooms Units: Avg SqFt	Contact Info: Office Fax	Income & Expenses: Annual	Legal Info: Township
Add'l Parcels	Number	Elec Exp	Legal Subdivision
Agent Days on Market	Contingent	Income & Expenses: Annual	List Date
Agent ID	Cooling	Gas Exp	List Price
Appliances Included	CoSelling Agent ID	Income & Expenses: Annual	Listing ID
Assessor Number	CoSellingMemberAddress	Ins Exp	ListingMemberAddress
Assessor Parcel Ltr	CoSellingMemberEmail	Income & Expenses: Annual	ListingMemberEmail
Assessor's Book #	CoSellingMemberFax	Land Lse Exp	ListingMemberFax
Assessor's Map #	CoSellingMemberName	Income & Expenses: Annual	ListingMemberName
Assessor's Parcel #	CoSellingMemberPhone	Landscape Exp	ListingMemberPhone
Auction	CoSellingMemberShortld	Income & Expenses: Annual	ListingMemberShortld
Auction Info: Auction Contact Name	CoSellingMemberUrl	Legal & Acctg	ListingMemberUrl
Auction Info: Auction Contact Phn	Country	Income & Expenses: Annual	ListingOfficeAddress
Auction Info: Auction Date	County Code	Maint Exp	ListingOfficeEmail
Auction Info: Auction License Nbr	Covered Parking Spcs	Income & Expenses: Annual	ListingOfficeFax
Auction Info: Minimum Bid Price	Cross Street	Mgmt Exp	ListingOfficeName
Auction Info: Reserve	Cumulative DOM	Income & Expenses: Annual	ListingOfficePhone
Bldg Number	Directions	Other Expense	ListingOfficeShortld
*Buyer Broker \$/%	Display on Public Websites	Income & Expenses: Annual	ListingOfficeUrl
*Buyer/Broker	Efficiency Units: # Baths	Owncr Assoc Fee	Lot Size Dimensions
Cancel Date	Efficiency Units: # Efficiency	Income & Expenses: Annual	Map Code/Grid
Census Tract	Units	Pad Fee	Marketing Name
City/Town Code	Efficiency Units: Avg Rent	Income & Expenses: Annual	Mobile Home Prk Info: #
Close of Escrow Date	Efficiency Units: Avg SqFt	Rplcmnt Rsrvs	Double Wide Spaces
CoList Agent ID	Electric	Income & Expenses: Annual	Mobile Home Prk Info: #
CoListingMemberAddress	Elem School Dist #	Trash Exp	Overnight Spaces
CoListingMemberEmail	Elementary School	Income & Expenses: Annual	Mobile Home Prk Info: #
CoListingMemberFax	Entry Timestamp	Wtr/Swr Exp	Oversize Spaces
CoListingMemberName	Environmental	Income & Expenses: Gross	Mobile Home Prk Info: # Park
CoListingMemberPhone	Exist 1st Loan Terms	Annual Sch Inc	Owned Units
CoListingMemberShortld	Existing 1st Ln Type	Income & Expenses: Net	Mobile Home Prk Info: # RV
CoListingMemberUrl	Existing 1st Loan	Operating Income	Spaces
Community Amenities	Existing 2nd Ln Trms		

Mobile Home Prk Info: # Single Wide Spaces	Pmt & Rate Info: 2nd Payment	Public Remarks	State/Province
Mobile Home Prk Info: # Storage Spaces	Pmt & Rate Info: 2nd Payment Freq	Reports/Disclosures	Status
Mobile Home Prk Info: Avg Rent Double Wide	Pmt & Rate Info: 2nd Years Remaining	Roads/Streets	Status Change Date
Mobile Home Prk Info: Avg Rent Oversize Sp	Pmt & Rate Info: 3rd Encumbrance	Roofing	Status Update
Mobile Home Prk Info: Avg Rent Ovrnght Spc	Pmt & Rate Info: 3rd Payment	Sale Includes	Street Name
Mobile Home Prk Info: Avg Rent RV Spaces	Pmt & Rate Info: 3rd Payment Freq	Selling Agency ID	Street Number
Mobile Home Prk Info: Avg Rent Single Wide	Pmt & Rate Info: 3rd Years Remaining	Selling Agent ID	*Sub Agent \$/%
Mobile Home Prk Info: Total Number Spaces	Pmt & Rate Info: Assessment Bal Yrs	SellingMemberAddress	*Subagents
New Financing	Pmt & Rate Info: Assessment Balance	SellingMemberEmail	Subdivision
Off Market Date	Pmt & Rate Info: Cap Rate	SellingMemberFax	Tax District
Office ID	Pmt & Rate Info: Down Payment	SellingMemberName	Tax Municipality
Original List Price	Pmt & Rate Info: Down Payment %	SellingMemberPhone	Tax Year
*Other Compensation	Pmt & Rate Info: Equity	SellingMemberShortId	Taxes
Other Type	Pmt & Rate Info: Monthly Payments	SellingMemberUrl	Temp Off Market Date
Out of Area Schl Dst	Pmt & Rate Info: Total Owed	SellingOfficeAddress	Tenant Pays
Owner Pays	**Private Rmrks - DND2	SellingOfficeEmail	Timestamp
Ownership	Project Type	SellingOfficeFax	Total # of Units
Parking	Property Access: Alarm Code – DND2	SellingOfficeName	Total Parking Spcs
Payment Includes	Property Access: Gate Code – DND2	SellingOfficePhone	Type
Picture Count	Property Access: Mech-box Code – DND2	SellingOfficeShortId	UnBranded Virtual Tour
Picture Timestamp	Property Group ID	SellingOfficeUrl	Uncvrld Parking Spcs
Pmt & Rate Info: 1st Encumbrance	Property Type	*Semi-Private Remarks	Under Contract Date
Pmt & Rate Info: 1st Interest Rate		Sewer	Unit #
Pmt & Rate Info: 1st Payment		**Show Instruct - DND2	*Variable Commission
Pmt & Rate Info: 1st Payment Freq		Sold Info: Buyer Concess \$/%	VOWAddressDisplay
Pmt & Rate Info: 1st Years Remaining		Sold Info: Buyr Concess to Sell	VOWAutomatedValuationDisplay
Pmt & Rate Info: 2nd Encumbrance		Sold Info: Closing Cost Split	ay
Pmt & Rate Info: 2nd Interest Rate		Sold Info: Loan Type	VOWConsumerComment
*CANNOT be Displayed CAN be Disclosed		Sold Info: Loan Years	VOWEntireListingDisplay
**Confidential – for agent use ONLY – CANNOT be Displayed OR Disclosed		Sold Info: Payment Type	Water
		Sold Info: Seller Concess \$/%	WWMAP Page
		Sold Info: Sellr Concess to Buy	WWMAP Side
		Sold Price	WWMAP Top Coordinate
		Source of Fincl Data	Year Built
		Special	Zip Code
		St Dir Sfx	Zip4
		St Suffix	Zoning

Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Business Opportunity (Updated June 25, 2012)

Agent Days on Market	County Code	Income & Expenses: Apx Val	Map Code/Grid
Agent ID	Covered Parking Spcs	Accts Rec	Marketing Name
Assessor Number	Cross Street	Income & Expenses: Apx Val	Monthly Lease Pmt
Assessor Parcel Ltr	Cumulative DOM	Goodwill	NC-Covenant Dist
Assessor's Book #	Current Financing 1	Income & Expenses: Apx Val	NC-Covenant Time Per
Assessor's Map #	Current Financing 2	Inventory	New Financing
Assessor's Parcel #	Current Financing 3	Income & Expenses: Apx Val	Off Market Date
Backup Information	Current Ownership	Lsehold Impv	Office ID
Bldg Number	Directions	Income & Expenses: Apx Val	Original List Price
Business Age	Display on Public Websites	of Real Est	*Other Compensation
Business Location	Electric	Income & Expenses: Apx Val	Parking
Business Name	Entry Timestamp	Other Assets	Picture Count
Business Type	Environmental	Income & Expenses: Apx	Picture Timestamp
Business/Tenant Pays	Expenses Include	Value of Cash	Pmt & Rate Info: 1st
*Buyer Broker \$/%	Expire Date	Income & Expenses: Net	Encumbrance
*Buyer/Broker	Exterior	Operating Income	Pmt & Rate Info: 1st Incls
Cancel Date	Fallthrough Date	Income & Expenses: Owners	Real Est
Census Tract	Form of Ownership	Draw Included	Pmt & Rate Info: 1st Interest
City/Town Code	Gas	Income & Expenses: Total	Rate
Close of Escrow Date	Geo Lat	Adjustments	Pmt & Rate Info: 1st Payment
CoList Agent ID	Geo Lon	Internal Listing ID	Pmt & Rate Info: 1st Payment
CoListingMemberAddress	Heating	Lease Expires	Freq
CoListingMemberEmail	Hndrd Blk Directionl	Lease Information	Pmt & Rate Info: 1st Years
CoListingMemberFax	Hours of Operation	Legal Info: Range	Remaining
CoListingMemberName	Hundred Block	Legal Info: Section	Pmt & Rate Info: 2nd
CoListingMemberPhone	Income & Expenses: # Full	Legal Info: Township	Encumbrance
CoListingMemberShortId	Time Employee	Legal Subdivision	Pmt & Rate Info: 2nd Incls
CoListingMemberUrl	Income & Expenses: # Part	List Date	Real Est
*Comp to Buyer Broker	Time Employee	List Price	Pmt & Rate Info: 2nd Interest
*Comp to Subagent	Income & Expenses: #	Listing ID	Rate
Compass	Seasonal Employees	Listing Leased: Date Lease	Pmt & Rate Info: 2nd Payment
Construction	Income & Expenses: Adjusted	Signed	Pmt & Rate Info: 2nd Payment
Contact Info: CoList Agent Phn	Net Income	Listing Leased: Lease Agt ID	Freq
Contact Info: List Agent Cell Phn	Income & Expenses: Anl Int	Nbr	Pmt & Rate Info: 2nd Years
Contact Info: List Agent Cell Phn2	Income & Expenses: Annual	Listing Leased: Lease Contract	Remaining
Contact Info: List Agent Hme Phn 2	Cst Goods Sld	Date	Pmt & Rate Info: 3rd
Contact Info: List Agent Home Phn	Income & Expenses: Annual	Listing Leased: Lease Ofc Brkr	Encumbrance
Contact Info: List Agent Ofc Phn2	Depreciation	Cde	Pmt & Rate Info: 3rd Incls
Contact Info: List Agent Pager	Income & Expenses: Annual	Listing Leased: Lease Price	Real Est
Contact Info: List Agent Pager 2	Fringes	ListingMemberAddress	Pmt & Rate Info: 3rd Interest
Contact Info: List Agent Phn	Income & Expenses: Annual	ListingMemberEmail	Rate
Contact Info: Office Fax Number	Gross Profits	ListingMemberFax	Pmt & Rate Info: 3rd Payment
Contingent	Income & Expenses: Annual	ListingMemberName	Pmt & Rate Info: 3rd Payment
Cooling	Gross Sales	ListingMemberPhone	Freq
CoSelling Agent ID	Income & Expenses: Annual	ListingMemberShortId	Pmt & Rate Info: 3rd Years
CoSellingMemberAddress	Mngr Salary	ListingMemberUrl	Remaining
CoSellingMemberEmail	Income & Expenses: Annual	ListingOfficeAddress	Pmt & Rate Info: Acts Rec
CoSellingMemberFax	Operating Exp	ListingOfficeEmail	Hypothectd
CoSellingMemberName	Income & Expenses: Annual	ListingOfficeFax	Pmt & Rate Info: Down
CoSellingMemberPhone	Owners Salary	ListingOfficeName	Payment %
CoSellingMemberShortId	Income & Expenses: Ap Val	ListingOfficePhone	Pmt & Rate Info: Down
CoSellingMemberUrl	Frn,Fxt & Eqp	ListingOfficeShortId	Payment
Country		ListingOfficeUrl	Pmt & Rate Info: Equity

Pmt & Rate Info: Total Owed	SellingMemberShortId	Source of Fincl Data	Type of Business
**Private Rmrks - DND22	SellingMemberUrl	Special	Type of Lease
Property Access: Alarm Code – DND2	SellingOfficeAddress	St Dir Sfx	UnBranded Virtual Tour
Property Access: Gate Code – DND2	SellingOfficeEmail	St Suffix	UncvrD Parking Spcs
Property Access: Mech-box Code – DND2	SellingOfficeFax	State/Province	Under Contract Date
Property Group ID	SellingOfficeName	Status	Unit #
Property Type	SellingOfficePhone	Status Change Date	*Variable Commission
Public Remarks	SellingOfficeShortId	Street Name	VOWAddressDisplay
Reports/Disclosures	SellingOfficeUrl	Street Number	VOWAutomatedValuationDisplay
Roads/Streets	*Semi-Private Remarks	*Sub Agent \$/%	ay
Sale Price Includes	Sewer	*Subagents	VOWConsumerComment
Selling Agency ID	**Show Instruct - DND2	Subdivision	VOWEntireListingDisplay
Selling Agent ID	Sold Info: Buyer Concess \$/%	Tax Municipality	Water
SellingMemberAddress	Sold Info: Buyr Concess to Sell	Temp Off Market Date	WWMAP Page
SellingMemberEmail	Sold Info: Closing Cost Split	Timestamp	WWMAP Side
SellingMemberFax	Sold Info: Loan Type	Total Parking Spcs	WWMAP Top Coordinate
SellingMemberName	Sold Info: Loan Years	Traffic Count	Zip Code
SellingMemberPhone	Sold Info: Payment Type	Training	Zip4
	Sold Info: Seller Concess \$/%	Ttl Apx SqFt Bldg	
	Sold Info: Sellr Concess to Buy	Ttl Apx SqFt Land	
	Sold Price	Type	

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Open House Data Available for Seasonal Furnished Rentals

Agent Primary Phone	List Price	Listing Number	Open House Comments
City	Listing Agent FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent LastName	Modification Timestamp	Unique Listing ID
Event Unique ID	Listing Area	Office Primary Phone	

Seasonal Furnished Rentals (Updated June 25, 2012)

# Bathrooms	CoList Agent ID	Display on Public Websites	ListingMemberFax
# Bedrooms	CoListingMemberAddress	Dwelling Type	ListingMemberName
# of Beds Furnished: # Bunks	CoListingMemberEmail	Earnest Dep Payable	ListingMemberPhone
# of Beds Furnished: # Full	CoListingMemberFax	Elem School Dist #	ListingMemberShortId
# of Beds Furnished: # Kings	CoListingMemberName	Elementary School	ListingMemberUrl
# of Beds Furnished: # Queens	CoListingMemberPhone	Encoded Features	ListingOfficeAddress
# of Beds Furnished: # Singles	CoListingMemberShortId	Energy/Green Feature	ListingOfficeEmail
# of Beds Furnished: # Sleeper Sofa Beds	CoListingMemberUrl	Entry Timestamp	ListingOfficeFax
# of Beds Furnished: # Twins	*Commission Paid	Exercise/Sauna Length	ListingOfficeName
# of Interior Levels	Community Features	Exercise/Sauna Width	ListingOfficePhone
Accessibility Feat	Compass	Expire Date	ListingOfficeShortId
Additional Bedroom	*Comp For Sale	Exterior Features	ListingOfficeUrl
Agent Days on Market	*Comp to Buyer Broker	Exterior Stories	Living Room Length
Agent ID	*Comp to Subagent	Family Room Length	Living Room Width
Approx Lot SqFt	Contact Info: CoList Agent Phn	Family Room Width	Loft Length
Approx SQFT	Contact Info: List Agent Cell Phn	Features	Loft Width
Approx SqFt Range	Contact Info: List Agent Cell Phn2	Fencing	Map Code/Grid
Approx Lot Size Range	Contact Info: List Agent Hme Phn 2	Fireplace	Marketing Name
Assessor Number	Contact Info: List Agent Home Phn	Flooring	Master Bathroom
Assessor Parcel Ltr	Contact Info: List Agent Ofc Phn2	Flooring: Carpet Color	Master Bed Size
Assessor Year Built	Contact Info: List Agent Pager 2	Forms Required	Master Bedroom Length
Assessor's Book #	Contact Info: List Agent Phn	Fully Refundable Dep	Master Bedroom Width
Assessor's Map #	Contact Info: Office Fax Number	Geo Lat	Media Room Length
Assessor's Parcel #	Cooling	Geo Lon	Media Room Width
Association & Fees: HOA Fee	Country	Great Room Length	Mfg Home Features
Association & Fees: HOA Fee Paid	County Code	Great Room Width	Model
Association & Fees: HOA Name	Cross Street	Green/Energy Cert	Mthly Rate Hi Season
Association & Fees: HOA Paid By	Den Length	Green/Engy Cert Year:	Mthly Rate Lo Season
Association & Fees: HOA Telephone	Den Width	Green/Engy Cert Year	Non-Refundable Dep
Association & Fees: HOA Y/N	Deposit Breakdown: Cleaning	Guest House SqFt	Off Market Date
AZ Room/Lanai Length	Deposit/Fee	Heating	Office ID
AZ Room/Lanai Width	Deposit Breakdown: Credit	High School	Office Length
Basement Description	Check Amount	High School Dist #	Office Width
Bedroom 2 Length	Deposit Breakdown: Earnest	Hndrd Blk Directionl	Original List Price
Bedroom 2 Width	Deposit	Horse Features	*Other Compensation
Bedroom 3 Length	Deposit Breakdown: Pet	Horses	Other Length
Bedroom 3 Width	Deposit/Fee	House #	Other Rooms
Bedroom 4 Length	Deposit Breakdown: Pre-Paid	Hundred Block	Other Width
Bedroom 4 Width	Lst Mth Rnt	Internal Listing ID	Out of Area Schl Dst
Bedroom 5 Length	Deposit Breakdown: Security	Jr. High School	**Owner Name - DND2
Bedroom 5 Width	Deposit	Kitchen Features	Parking Features
Bedrooms Plus	Dining Area	Kitchen Length	Parking Spaces: Carport Spaces
Bldg Number	Dining Room Length	Kitchen Width	Parking Spaces: Covered Spaces
Bonus/Game Room Length	Dining Room Width	Landscaping	Parking Spaces: Garage Spaces
Bonus/Game Room Width	Directions	Laundry	Parking Spaces: Slab Parking Spaces
Builder Name		Lease Information	Picture Count
Building Style		Legal Subdivision	Picture Timestamp
*Buyer Broker \$/%		Library Length	Planned Comm Name
*Buyer/Broker		Library Width	Pool
Cancel Date		List Date	
City/Town Code		Listing ID	
		ListingMemberAddress	
		ListingMemberEmail	

Pool - Private	**Rental Info: Contact Name –	Source Apx Lot SqFt	Timestamp
**Private Rmrks - DND2	DND2	Source of SqFt	Type
Property Access: Alarm Code –	**Rental Info: Contact Phone –	Spa - Private	UnBranded Virtual Tour
DND2	DND2	Special Listing Cond	Unit #
Property Access: Gate Code –	Rental Info: Floor Nbr	St Dir Sfx	Unit Style
DND2	Rental Info: Min Months	St Suffix	*Variable Commission
Property Access: Mech-box Code –	Available	State/Province	VOWAddressDisplay
DND2	Rental Info: Pets	Status	VOWAutomatedValuationDispl
Property Description	Rental Info: Property Sleeps	Status Change Date	ay
Property Group ID	Rental Info: Rental Tax	Street Name	VOWConsumerComment
Property Type	Percent	*Sub Agent \$/%	VOWEntireListingDisplay
Prtl Refundable Dep	RV Parking	*Subagents	Zip Code
Public Remarks	*Semi-Private Remarks	Subdivision	Zip4
*Renewal Comp	Separate Workshop Length	Tax Municipality	
Rent Includes	Separate Workshop Width	Technology	
Rent Payable	**Show Instruct - DND2	Temp Off Market Date	

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Open House Data Available for Seasonal Furnished Rental

Agent Primary Phone	Listing Agent	Listing Number	Open House Comments
City	FirstName	Listing Office ID	State
Event End	Listing Agent ID	Listing Office Name	Street Address
Event Start	Listing Agent	Modification	Unique Listing ID
Event Unique ID	LastName	Timestamp	
List Price	Listing Area	Office Primary Phone	

Rental Schedule Data Available for Seasonal Furnished Rentals

Available Code	List ID	Modification	Start Date Tech ID
End Date		Timestamp	

Section V: Content License Agreement – Participant (sample)

This AGREEMENT is made and entered into by Arizona Regional Multiple Listing Service, Inc. ("ARMLS"), with offices at 130 S. Priest Drive, Suite 101, Tempe, Arizona 85281-2493; the real estate brokerage firm identified as "Firm" on the signature page below ("Firm"); the Salespersons affiliated with Firm that are identified on the signature page and in Exhibit A, if any (collectively the "Salesperson 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.

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

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

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

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 ARMLS Data, except to the extent to which this Agreement and the ARMLS Policies permit its disclosure; (b) IP addresses, access codes and passwords; (c) any information that ARMLS obtains from any third party that ARMLS treats as proprietary or designates as Confidential Information, whether or not owned or developed by ARMLS; (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.

Consultant: A non-employee of the firm, if any, providing services to a Participant using the Data Interface provided by ARMLS under this Agreement as documented on the signature page of this Agreement. (E.g. Vendor, Affiliated VOW Provider etc.)

Day(s): Day(s) means calendar day(s) unless otherwise specified herein.

Data Interface: The transport protocols and data storage formats provided by ARMLS for use by Firm, Salesperson Party,

and Consultant; ARMLS may modify the Data Interface in its sole discretion from time to time.

Firm-Related Persons: Employees of Firm who are not Salespersons or broker/managers.

Firm Internal Use: Any use of those portions of the ARMLS Data relating to Firm's own listings; and any use of those portions of the ARMLS Data relating to listings of Participants other than Firm that exposes ARMLS

Data only to Firm-Related Persons and to Salespersons affiliated with Firm, subject to the ARMLS Policies.

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

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

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".)

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

ARMLS'S OBLIGATIONS

2. ARMLS grants to Firm and Salesperson Party a non-exclusive, non-transferable, non-sublicensable (except as otherwise expressly permitted herein), world-wide license to access the ARMLS Data in the manner allowed herein, and to make copies of, display, perform, and make derivative works of the ARMLS Data, during the term of this Agreement, only for the use set forth in Section 5 below, and only to the extent expressly permitted by and subject to all times to the terms and restrictions of this Agreement; any other accessing or use of the ARMLS Data is hereby prohibited. ARMLS grants to Consultant a non-exclusive, non-transferable, non-sublicensable (except as otherwise expressly permitted herein) license to access the ARMLS Data during the term of this Agreement, only to the extent expressly permitted by and subject to all times to the terms and restrictions of this Agreement; any use or other accessing of the ARMLS 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. ARMLS retains all rights not expressly granted herein.

3. ARMLS agrees to provide to Firm, Salesperson Party, and Consultant, during the term of this Agreement and subject to the terms set forth herein, (a) access to the ARMLS Data via the Data Interface under the same terms and conditions ARMLS offers to other ARMLS Participants; and (b) seven days' advance notice of changes to the Data Interface. ARMLS does not undertake to provide technical support for the Data Interface or the ARMLS Data. The Data Interface, together with access to the ARMLS 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 ARMLS Data shall not constitute a default by ARMLS under this Agreement.

FIRM'S AND SALESPERSON PARTY'S OBLIGATIONS

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

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

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

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

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

9. Firm is surety for Salesperson Party's and Consultant's obligations under this Agreement, and Firm agrees to perform such obligations in the event that they are not performed in a timely manner by Salesperson Party and/or Consultant. 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 ARMLS Policies within its control, whether committed by Firm, Salesperson Party, or Consultant, upon notice from ARMLS.

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

12. Consultant shall not make the ARMLS Data or the Confidential Information available to any third party, except on behalf of Firm and Salesperson Party and in a manner consistent with Firm's and Salesperson Party's obligations under Paragraphs 4 through 9 of this Agreement; nor shall it make any other use of the ARMLS Data, whether commercial or personal. In the event that Consultant provides services to Participants other than Firm (or to Salespersons affiliated with Firm other than the Salesperson Party), Consultant must enter into a separate contract with ARMLS in each such case. 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 Salespersons, that each Salesperson Party remains affiliated with Firm. Failure to comply with the provisions of this paragraph will result in ARMLS terminating all of Consultant's access to the ARMLS 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. [Intentionally Deleted.]

AUDITS OF COMPLIANCE

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

15. 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

16. The term of this Agreement begins on the date that ARMLS signs it and continues until terminated in a manner provided for herein. 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 ARMLS; (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 the services described in Exhibit A; (f) with regard to any Salesperson Party, immediately upon any event that results in the Salesperson Party no longer being affiliated with Firm; (g) as provided in Paragraphs 26 and 29; (h) immediately, at the option of ARMLS, if the access to the Data Interface is not used for a period of 3 consecutive months beginning upon the execution date of this agreement. Upon any termination of this Agreement, Firm, Salesperson Party and Consultant all shall promptly (i) cease any and all use of the ARMLS Data, and (ii) cease use of and, as instructed by ARMLS, destroy or return all Confidential Information of ARMLS in its (or its licensees') possession or control. Within thirty (30) days following the date of termination, Firm, Salesperson Party and Consultant shall certify in writing its completion of the foregoing steps.

17. In the event Firm's privileges as a Participant (or Salesperson Party's privileges of affiliation with Firm) are terminated while this Agreement is in effect, and ARMLS subsequently reinstates those privileges, this Agreement shall automatically be reinstated if ARMLS resumes its obligations under Paragraphs 2 and 3. In the event Firm, Salesperson Party, or Consultant breaches this Agreement and entitles ARMLS to terminate under Paragraph 16, ARMLS may in its sole discretion suspend its performance instead of terminating this Agreement. ARMLS may make this election by notice to the other parties within three days after the initiation of the suspension. Firm's, Salesperson 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, Salesperson Party, and Consultant shall make no further use of the ARMLS 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 Salesperson Party's rights under this Agreement are restored.

GENERAL PROVISIONS

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

19. **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.

20. **ARMLS's Remedies.** In addition to any other remedies available under this Agreement or otherwise available at law or in equity, ARMLS shall have the following remedies: (a) Injunctive relief: Because of the unique nature of the ARMLS Data and Confidential Information, Firm, Salesperson Party, and Consultant acknowledge and agree that ARMLS 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 ARMLS for a breach. ARMLS is therefore entitled, in addition to all other forms of relief, to injunctive relief to restrain any threatened, continuing or further breach by Firm, Salesperson Party, or Consultant, or any one of them, without showing or proving any actual damages sustained by ARMLS, and without posting any bond. (b) Liquidated damages: Firm, Salesperson Party, and Consultant acknowledge that damages suffered by ARMLS from access to the ARMLS Data by an unauthorized third party as a result of disclosure of any passwords or an unauthorized disclosure of the ARMLS Data to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to ARMLS to enter into this Agreement, Firm, Salesperson Party, and Consultant agree that in the event Firm, Salesperson Party, Firm-Related Persons, or Consultant, or any of their respective employees, agents, or contractors, disclose any password to access the ARMLS Data or disclose the ARMLS Data itself to any unauthorized third party, regardless of whether such disclosure is intentional or negligent, Firm, Salesperson Party, and Consultant shall be liable to ARMLS for liquidated damages in the amount of \$15,000 for each such disclosure and the licenses granted herein by ARMLS shall terminate immediately upon the first such disclosure. Liability of Firm, Salesperson Party, and Consultant under this paragraph is joint and several.

21. **Limitation of liability/exclusion of warranties.**

(a) IN NO EVENT SHALL ARMLS BE LIABLE TO FIRM, SALESPERSON PARTY, OR CONSULTANT FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES (EVEN IF ARMLS 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 ARMLS BE LIABLE TO FIRM, SALESPERSON PARTY, OR CONSULTANT FOR ANY AMOUNT IN EXCESS OF THE GREATER OF (A) THE FEES FIRM, SALESPERSON PARTY, AND CONSULTANT HAVE PAID ARMLS, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR DAMAGES; OR (B) \$100. FIRM,

SALESPERSON PARTY, AND CONSULTANT ACKNOWLEDGE THAT ARMLS PROVIDES THE ARMLS 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. ARMLS SHALL NOT BE LIABLE TO FIRM, SALESPERSON PARTY, OR CONSULTANT FOR ANY CLAIM ARISING FROM INACCURACIES IN THE ARMLS DATA, ANY FAILURE TO UPDATE THE ARMLS DATA PROMPTLY, OR THE ARMLS DATA'S INADEQUACY FOR ANY PARTICULAR USE, WHETHER PERSONAL OR COMMERCIAL.

(b) Firm, Salesperson Party and Consultant all agree to assert any claim, damage or cause of action arising out of or related to this Agreement or any ARMLS Data only against ARMLS, and not against any of ARMLS' licensors, affiliates, shareholders, client boards or associations, officers, directors, employees, agents, or representatives or ARMLS Subscribers. Firm, Salesperson Party and Consultant all irrevocably waive all such claims against any of ARMLS' licensors, affiliates, shareholders, client boards and associations, officers, directors, employees, agents or representatives or ARMLS Subscribers.

(c) EXCEPT FOR ANY EXPRESS WARRANTIES SET FORTH IN THIS AGREEMENT, ARMLS EXPRESSLY DISCLAIMS AND MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY IMPLIED OR OTHER WARRANTIES: (i) OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, WORKMANLIKE EFFORT, QUALITY, ACCURACY, TIMELINESS, COMPLETENESS, RELIABILITY, TITLE, QUIET ENJOYMENT, NO ENCUMBRANCES, NO LIENS, OR SYSTEM INTEGRATION; (ii) OF CONFORMANCE TO ANY DEMONSTRATION OR PROMISE BY ARMLS; (iii) ARISING THROUGH COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE, OR (iv) THAT ACCESS TO OR USE OF THE ARMLS DATA WILL BE UNINTERRUPTED, ERROR FREE OR COMPLETELY SECURE. WITHOUT LIMITING THE FOREGOING, ARMLS MAKES NO REPRESENTATION OR WARRANTY, INCLUDING THOSE OF AVAILABILITY, OR NON-INFRINGEMENT, REGARDING THE LICENSED MARKS.

22. **Dispute resolution; Attorney's fees.**

(a) In the event ARMLS claims that Firm, Salesperson Party, or Consultant has violated the ARMLS Policies, ARMLS may, at its option, resolve such a claim according to the disciplinary procedures set out in the ARMLS Policies, provided ARMLS does not also base a claim that Firm, Salesperson Party, or Consultant has breached this Agreement on the same facts. Except as set forth in the preceding sentence, and except for any injunctive relief sought by ARMLS pursuant to Section 20 hereof (which relief may be sought by ARMLS in any court or venue having jurisdiction), any controversy or claim to which Consultant is not a party arising out of or relating to this Agreement, or the breach hereof, 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 Arizona located in Maricopa 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 ARMLS's disciplinary procedures or to arbitration.

(b) If any party prevails in any action or proceeding to enforce or interpret this Agreement or any provision hereof, it shall be entitled to its reasonable attorney's fees and costs for such legal action or proceeding, and, for any arbitration proceeding, it also shall be entitled to an award of arbitration fees.

23. **Indemnification.** Subject to Paragraph 21, in the event a party breaches any provision of this Agreement, that party (the Indemnifying

Party) shall indemnify the other parties, the other parties' 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, or arising from any unauthorized use of any of the ARMLS Data or Confidential Information made available to Firm, Salesperson Party or Consultant pursuant to this Agreement. 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.

24. **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.

25. **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.

26. **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.

27. **Entire Agreement.** Subject to ARMLS Policies, this Agreement, including any exhibit attached hereto, 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.

28. **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 ARMLS or have any authority to make any agreements or representations on the behalf of ARMLS. Each party shall be solely responsible for the payment of compensation, insurance, and taxes of its own employees.

29. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same document. Signatures of Parties on copies transmitted by facsimile or electronic mail shall be considered as signed original documents.

30. **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.

Arizona Regional Multiple Listing Service, Inc. Participant Data Access License Agreement

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

If Firm or Salesperson 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 Salesperson Party, Firm should cross out the Salesperson Party signature box.

This Agreement is for the following uses (check all that apply): IDX VOW Firm Internal Use.

<p>ARMLS: Arizona Regional Multiple Listing Service, Inc.</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Name</p> <p>Date: _____</p> <p>(effective date of this Agreement)</p> <p>Contact for notices and operations matters</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Facsimile: _____</p>	<p>CONSULTANT</p> <p>_____</p> <p>Consultant name</p> <p>_____</p> <p>Signature of owner or officer</p> <p>_____</p> <p>Name of owner or officer</p> <p>See Exhibit A for Contact Information for Consultant</p>
<p>FIRM</p> <p>_____</p> <p>Firm name</p> <p>_____</p> <p>Signature of owner or officer</p> <p>_____</p> <p>Name of owner or officer</p> <p>See Exhibit A for Contact Information for Firm</p>	<p>Salesperson PARTY</p> <p>_____</p> <p>Salesperson Party name</p> <p>_____</p> <p>Signature of Salesperson Party</p> <p>See Exhibit A for Contact Information for Salesperson Party</p>

Arizona Regional Multiple Listing Service, Inc. Participant Data Access License Agreement

Exhibit A – Additional Requirements

1. **Additional Domains.** In addition to the Second and Third Level Domains specified on the signature page Firm, Salesperson Party, and Consultant may display ARMLS Data subject to the terms of this Agreement at the following Second and Third Level Domains (attach additional pages if necessary):

_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW

2. Key Contact information for Parties

	FIRM	SALESPERSON PARTY	CONSULTANT
Company Name:			
Mailing Address:			
Office Code			N/A
Agent Code			N/A
Technical Contact Person:			
E-mail:			
Telephone:			
Facsimile:			
IP Address Range for computers accessing ARMLS RETS servers:			
URL of site displaying data			
Administrative Contract Person:			
E-mail:			
Telephone:			
Facsimile:			
Additional Persons to be notified (Email)			

(Attach additional pages if necessary.)

Arizona Regional Multiple Listing Service, Inc. Participant Data Access License Agreement

Exhibit B: Fees and Consideration

License and set-up fees (if any) are established in the ARMLS Content Access Policy and are subject to change at any time. During the term of this Agreement, Licensee shall pay to ARMLS a monthly license fee of _____ (amount) and a one-time setup fee of _____ (amount), with such monthly fee subject to adjustment by ARMLS in the manner set forth below. Such license fee shall be paid, in advance, to ARMLS monthly and must be received by ARMLS on or before the first day of each calendar month beginning _____ (date). ARMLS may impose a late payment fee equal to the lesser of (a) 1.5% per month or (b) the maximum allowed by law on any payment received fifteen (15) days past the due date. Further, ARMLS may suspend service to any Licensee under this Agreement effective on the first day of any month for which payment is not received in advance. Such service suspension shall continue until the License Account is paid to a fully current status, including payment of any late fees incurred.

ARMLS reserves the right to make adjustments in the fee structure at any time during the term of this Agreement upon thirty (30) days notice to Licensee prior to the effective date of the revised fees. If Licensee is not willing to agree to any increase in fees, then Licensee shall have the right to terminate this License upon written notice to ARMLS given on or prior to the end of such thirty (30) day period. If Licensee provides such notice, then this Agreement shall terminate at the end of such thirty (30) day period, except for those provisions hereof that expressly survive any such termination. If Licensee does not provide such notice, then this Agreement shall continue under the new fee structure.

Section VI: Content License Agreement – Third-Party (sample)

This AGREEMENT is made and entered into by and between Arizona Regional Multiple Listing Service, Inc. ("ARMLS"), with offices at 130 S Priest Drive, Suite 101, Tempe, Arizona 85281-2493; and _____ ("Licensee"), a _____ individual/partnership/corporation/limited liability company with offices at _____.

DEFINITIONS

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

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

Confidential Information: "Confidential Information" means information and material proprietary to the disclosing party, or designated "confidential" by the disclosing party, and not generally known to the public that the receiving party 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 and other information of a similar nature (whether in oral, visual, audio, written or other form): (a) all ARMLS Data, except to the extent to which this Agreement permits its disclosure; (b) IP addresses, access codes and passwords; (c) any information the disclosing party obtains from any third party that the disclosing party treats as proprietary or designates as Confidential Information, whether or not owned or developed by the disclosing party; and (d) any information designated as confidential or private from time to time by any applicable state, federal, local or other law, regulation or directive. Confidential Information does not include information that is or becomes publicly available by other than unauthorized disclosure by the receiving party; is independently developed by the receiving party; is received from a third party who has lawfully obtained and disclosed it without breaching any confidentiality agreement; or is already known by the receiving party at the time of its disclosure.

Data Interface: The transport protocols and data storage formats described in Exhibit A, if any. If no such description appears in Exhibit A, then the Data Interface consists of those protocols and formats typically provided by ARMLS for use by other licensees of the ARMLS Data, which ARMLS may modify in its sole discretion from time to time.

Licensed Data: That subset of the ARMLS Data Licensed for use under this Agreement, which is more fully described in Exhibit A. If no such description appears in Exhibit A, then the Licensed Data consists of those records and fields typically provided by ARMLS for use by other licensees of the ARMLS Data, which ARMLS may modify in its sole discretion from time to time.

Licensed Marks: Those trademarks, service marks, word marks, logos and distinctive marks of all other kinds, if any, set out in Exhibit A as Licensed Marks. If no Licensed Marks appear in Exhibit A, then there are no Licensed Marks.

Licensed Materials: The Licensed Data and Licensed Marks.

Subscriber: Any real estate broker, appraiser, or real-estate-related business professional that purchases multiple listing services from ARMLS.

LICENSE

2. ARMLS grants to Licensee a limited, non-exclusive, non-transferable, non-sublicensable (except as otherwise expressly permitted herein) license to copy, distribute, and display the Licensed Materials, only to the extent necessary to achieve the purposes set out in Exhibit B, only during the term of this Agreement, and only to the extent permitted

by and subject at all times to the terms and restrictions of this Agreement. This Agreement is a non-exclusive license, and not a sale, assignment, or exclusive license. ARMLS retains all rights not expressly granted herein.

3. ARMLS represents that ARMLS has no actual knowledge that should reasonably cause ARMLS to conclude that the Licensed Materials infringe the rights of any third party.

DATA ACCESS

4. During the term of this Agreement, and subject to the terms set forth herein, ARMLS shall provide to Licensee (a) access to the Licensed Data via the Data Interface; and (b) seven days' advance notice of changes to the Data Interface.

LICENSEE'S ACKNOWLEDGEMENTS

5. Licensee acknowledges that ARMLS provides the Licensed Data on an as-is, as-available basis. ARMLS shall not be liable to Licensee for any claim arising from inaccuracies in the Licensed Data or any failure, whether on the part of Licensee or of ARMLS, to update the data promptly.

6. Licensee is responsible for any liability or loss of goodwill associated with problems in data integrity, accuracy, or timeliness arising from Licensee's use of the Licensed Data.

7. The listings of some Subscribers may not be included in the Licensed Data if the listing Subscriber's permission is required under ARMLS's policies before its listings may be distributed to Licensee.

8. Licensee acknowledges that, as among the parties to this Agreement, ARMLS is sole owner of and possesses all right, title, and interest in all copyrights in, and all other aspects of, the Licensed Materials. Licensee shall only have the limited rights expressly granted pursuant to this Agreement, and all other rights with respect to the Licensed Materials are expressly reserved by ARMLS.

LICENSEE'S OBLIGATIONS

9. Licensee shall display the ARMLS copyright notice on each display screen, web page (whether Internet- or Intranet-based), and printout displaying any part of the Licensed Data. The ARMLS copyright notice may take either of the following two forms: (a) Copyright 2011 Arizona Regional Multiple Listing Service, Inc. or (b) © 2011 Arizona Regional Multiple Listing Service, Inc.". Licensee shall replace 2011 with the current year as of January 1 of each year.

10. Licensee shall employ reasonable measures to prevent data piracy and other unauthorized access and use of the Licensed Data; from time to time, ARMLS may, in its sole discretion, specify particular reasonable security measures Licensee must take.

11. Licensee shall not make the Licensed Data or the Confidential Information available to any third party unless expressly authorized to do so under this Agreement.

12. Licensee shall pay the initial and periodic fees and provide the other consideration set forth in Exhibit E, if any, according to the terms set forth therein. Licensee shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

13. Licensee shall conform to the supplemental use restrictions set forth in Exhibit C, if any.

14. Licensee shall execute and cause any third party or subcontractor to execute Exhibit F, if applicable.

AUDITS OF COMPLIANCE

15. ARMLS may, or at its option may engage an independent third party to, review, inspect, and test the books, records, equipment, and facilities of Licensee to the extent reasonably necessary to ascertain Licensee's compliance with this Agreement (an "Audit"). ARMLS may conduct an Audit upon any notice reasonable under the circumstances. Audit activities may include, without limitation, obtaining full access to Licensee's web sites and systems to ensure that Licensed Data is displayed in accordance with the ARMLS Policies; using all features available to end-users of Licensee's systems that employ the Licensed Data; and posing as consumers to register and test services Licensee makes available to consumers using the Licensed Data. ARMLS shall pay the costs it incurs, and the out-of-pocket costs Licensee incurs, as part of any Audit; Licensee shall be liable, however, for all costs of any Audit that discloses that Licensee has breached this Agreement.

CONFIDENTIAL INFORMATION

16. Each party shall protect the Confidential Information with the same degree of care it takes to protect its own sensitive business information of like kind, but in no event less than reasonable care. A party may disclose Confidential Information if law, court order, or regulation requires such disclosure; provided, however, that party makes commercially reasonable efforts to notify the other party in writing in advance of such disclosure.

17. Within five days after the termination of this Agreement, each party shall return to the other party all Confidential Information and all other materials provided by the other party hereunder. Licensee shall also erase, delete, or destroy any Confidential Information and/or any Licensed Data stored on magnetic media or other computer storage, including system backups. Upon the request of either party, an officer of the other party shall certify in writing that all materials have been returned and all magnetic or computer data have been destroyed.

TERM AND TERMINATION

18. The term of this Agreement begins on the date that ARMLS signs it and continues until terminated in a manner provided for herein. This Agreement shall terminate upon the occurrence of any of the following events: (a) 30 days after either party's notice to the other of its intent to terminate; (b) 10 days after either party's notice to the other that the other has breached this Agreement, provided the breach remains uncured; (c) 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; or (d) in the manner set forth in Exhibit E, if Licensee elects to terminate upon an increase in fees. In the event of any suspension or termination of this Agreement, Licensee shall make no further use of the Licensed Data until and unless Licensee's rights under this Agreement are restored. Upon any termination of this Agreement, all licenses and accesses granted to Licensee hereunder shall immediately terminate. Upon any termination or expiration of this Agreement, Licensee shall promptly (i) cease any and all use of the Licensed Data, the Licensed Marks, and (ii) cease use of and, as instructed by ARMLS, destroy or return all Confidential Information of ARMLS in its (or its licensees') possession or control. Within thirty (30) days following the date of termination, Licensee shall certify in writing its completion of the foregoing steps.

19. In the event Licensee breaches this Agreement and entitles ARMLS to terminate under Paragraph 18, ARMLS may in its sole discretion suspend its performance instead of terminating this Agreement. ARMLS may make this election by notice to Licensee within three days after the initiation of the suspension. Licensee's obligations hereunder continue during any period of suspension.

GENERAL PROVISIONS

20. **Applicable law.** The laws of the State of Arizona shall govern this Agreement and its interpretation. Any action to enforce or interpret this Agreement shall have venue in Maricopa County, Arizona, and the parties hereby submit to personal jurisdiction in that venue.

21. **Survival of Obligations.** Paragraphs 1, 8, 9, 10, 11, 13, 16, and 17, and Paragraphs 20 through 33, and all Exhibits to which they refer, shall survive termination or expiration of this Agreement.

22. **ARMLS's Remedies.** In addition to any other remedies available under this Agreement or otherwise available at law or in equity, ARMLS shall have the following remedies: (a) Injunctive relief. Because of the unique nature of the ARMLS Data and Confidential Information, Licensee acknowledges that ARMLS would suffer irreparable harm in the event that Licensee breaches its obligations under this Agreement, and that monetary damages would be inadequate to compensate ARMLS for a breach. ARMLS is therefore entitled, in addition to all other forms of relief, to injunctive relief as may be necessary to restrain any threatened, continuing, or further breach by Licensee without showing or proving any actual damages sustained by ARMLS, and without posting any bond or other security. (b) Liquidated damages: Licensee acknowledges that damages suffered by ARMLS from access to the Licensed Data or Confidential Information by an unauthorized third party as a result of disclosure of any passwords or an unauthorized disclosure of the Licensed Data or Confidential Information to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to ARMLS to enter into this Agreement, Licensee agrees that in the event Licensee discloses any password to access the Licensed Data or Confidential Information or discloses the Licensed Data or the Confidential Information to any unauthorized third party, regardless of whether such disclosure is intentional or negligent, Licensee shall be liable to ARMLS for liquidated damages in the amount of \$30,000 for each such disclosure and termination of this Agreement.

23. **Limitation of liability/exclusion of warranties.**

(a) **IN NO EVENT SHALL ARMLS BE LIABLE TO LICENSEE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND WHATSOEVER ARISING FROM ANY BREACH OF THIS AGREEMENT, EVEN IF ARMLS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES; LICENSEE'S SOLE REMEDIES AGAINST ARMLS HEREUNDER SHALL BE TERMINATION OF THIS AGREEMENT AND DIRECT DAMAGES NOT IN EXCESS OF THE AMOUNTS LICENSEE HAS PAID TO ARMLS HEREUNDER IN THE 12 MONTHS IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR BREACH. ARMLS DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES EXCEPT THOSE EXPRESSLY SET FORTH IN THIS AGREEMENT. THIS PARAGRAPH SETS OUT LICENSEE'S EXCLUSIVE REMEDIES, AND UNDER NO CIRCUMSTANCES SHALL LICENSEE BE ENTITLED TO EQUITABLE REMEDIES, EXCEPT IN THE EVENT ARMLS BREACHES PARAGRAPH 16.**

(b) Licensee agrees to assert any claim, damage or cause of action arising out of or related to this Agreement or any Licensed Materials only against ARMLS, and not against any of ARMLS' licensors, affiliates, shareholders, client boards or associations, officers, directors, employees, agents, or representatives or ARMLS Subscribers. As a condition of Licensee's entering into this Agreement and the rights granted to Licensee, Licensee irrevocably waives all such claims against any of ARMLS' licensors, affiliates, shareholders, client boards and associations, officers, directors, employees, agents or representatives or ARMLS Subscribers.

(c) **EXCEPT FOR ANY EXPRESS WARRANTIES SET FORTH IN THIS AGREEMENT, ARMLS EXPRESSLY DISCLAIMS AND MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY IMPLIED OR OTHER WARRANTIES: (i) OF MERCHANTABILITY, OF**

FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, WORKMANLIKE EFFORT, QUALITY, ACCURACY, TIMELINESS, COMPLETENESS, RELIABILITY, TITLE, QUIET ENJOYMENT, NO ENCUMBRANCES, NO LIENS, OR SYSTEM INTEGRATION; (ii) OF CONFORMANCE TO ANY DEMONSTRATION OR PROMISE BY ARMLS; (iii) ARISING THROUGH COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE, OR (iv) THAT ACCESS TO OR USE OF THE LICENSED DATA WILL BE UNINTERRUPTED, ERROR FREE OR COMPLETELY SECURE. WITHOUT LIMITING THE FOREGOING, ARMLS MAKES NO REPRESENTATION OR WARRANTY, INCLUDING THOSE OF AVAILABILITY, OR NON-INFRINGEMENT, REGARDING THE LICENSED MARKS.

24. Dispute Resolution; Attorney's fees.

(a) Except for injunctive relief sought by ARMLS pursuant to Section 22 hereof (which relief may be sought by ARMLS in any court or venue having jurisdiction), any controversy or claim arising out of or relating to this Agreement, or the breach hereof, 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 Arizona located in Maricopa 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 arbitration.

(b) If any party prevails in any action or proceeding to enforce or interpret this Agreement or any provision hereof, it shall be entitled to its reasonable attorney's fees and costs for such legal action or proceeding, and, for any arbitration proceeding, it also shall be entitled to an award of arbitration fees.

25. Indemnification. Subject to Paragraph 23, in the event any party breaches any provision of this Agreement, that party (the "Indemnifying Party") shall indemnify the other party, the other party's 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 Indemnifying Party's breach or arising from any unauthorized use of any of the Licensed Materials or Confidential Information made available to Licensee pursuant to this Agreement. The Indemnified Parties shall (a) promptly notify the Indemnifying Party in writing 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 such 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 via certified mail, 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. Licensee also shall provide to ARMLS the key contact information set forth in Exhibit D.

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, delegate, or otherwise transfer any of its rights or obligations under this Agreement (each a "Transfer") to any other party without the prior written consent of the other

party. Any purported Transfer in contravention of this paragraph is null and void.

29. Entire Agreement. This Agreement, including the exhibits attached hereto, 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 subject matter.

30. Relationship of the Parties. The relationship of ARMLS to the Licensee is that of independent contractor. No party shall be deemed to be the agent, partner, joint venturer, franchisor or franchisee, or employee of ARMLS or have any authority to make any agreements or representations on the behalf of ARMLS. Each party shall be solely responsible for the payment of compensation, insurance, and taxes of its own employees.

31. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same document. Signatures of Parties on copies transmitted by facsimile or electronic mail shall be considered as signed original documents.

32. 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 a court having jurisdiction over the parties holds any provision of this Agreement invalid or unenforceable, the parties shall negotiate in good faith to replace the invalid or unenforceable provision, if possible, with a valid provision that most closely approximates the intent and economic effect of the invalid provision. If any provision of the limitation of liability, exclusion of warranty, or indemnification is held invalid or unenforceable, this Agreement shall immediately terminate unless the parties agree to the contrary.

33. Precedence. In the event of any conflict between the terms of the main body of this Agreement and any Exhibit to this Agreement, the terms of the body of the Agreement shall prevail.

In consideration of the mutual covenants set forth in this Agreement, the parties affirm and adopt this Agreement by setting their signatures below.

ARMLS	LICENSEE
Arizona Regional Multiple Listing Service, Inc.	_____
_____ Signature	Licensee name _____ Signature of owner or officer
_____ Name	_____ Name of owner or officer
Date: _____ (effective date of this Agreement)	Date: _____
Contact for notices and operations matters	Contact for notices and operations matters
Name: _____	Name: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Facsimile: _____	Facsimile: _____
Mailing: _____	Mailing: _____
_____	_____

**Arizona Regional Multiple Listing Service, Inc.
Standard Third-Party Access License Agreement**

Exhibit A: Specification of Licensed Materials and Data Interface

Licensed Data

Licensed Marks

Data Interface

SAMPLE

Arizona Regional Multiple Listing Service, Inc. Standard Third-Party Access License Agreement

Exhibit B: Licensee's Purpose, Authorized Use of Licensed Materials, and Other Matters

Licensee shall attach behind this page a full and complete description of the products and services developed and offered through the use of the items described in Exhibit A. Licensee must provide the following information, as requested below, regarding each product or service being offered, and such other information as is reasonably required by ARMLS:

(i) A description of the way and extent to which the product or service makes use of the ARMLS Service and the ARMLS Database, including describing which fields and records and which supplemental elements (such as photos) of the ARMLS Database the product or service incorporates or makes use of. If any standard description(s) below are applicable, check the appropriate box.

- Standard Broker operated and controlled web site incorporating IDX compliant listing data and conforming to the ARMLS IDX policies as they may be amended from time to time.
- Standard Broker operated in-house network, which may include an automated valuation model for preparation of market analysis and estimates of value of real property.

(Other, see attached.)

(ii) If this Agreement is for the receipt and/or display of ARMLS data only, beyond the specific uses identified in (i) above, include here a description of how the data will be used, what the derivative product or result of the data use will be, and specifically who within or outside of Licensee's organization will have access to or will read either the data or the derivative works resulting from the data provided.

(iii) Check the appropriate description below of the method by which you will store ARMLS content:

- Licensee will maintain a non-transient copy (stored database) of portions of the ARMLS Database on its own equipment or servers in the course of delivering the product or service. The database copy will be refreshed and updated no less often than every _____ days.
- Licensee will access ARMLS content in real time directly from the ARMLS Database and will not maintain a non-transient copy of the data in any form.

(iv) If any product or service being offered requires users of the application to validate their status as an active subscriber to the ARMLS System, describe the method(s) by which Licensee shall authenticate the access rights of any Person using such product or service. If any product or service being offered anticipates delivery of services which may only be used by current active and authorized subscribers to the ARMLS service, describe the method by which Licensee shall terminate such product or services should the subscriber or subscriber's broker of record cease to subscribe to the ARMLS service or fail to maintain their subscription status as current and active. (For example, Licensee provides an IDX web site to a broker or agent, and the broker or agent stops subscribing to ARMLS. How will you know they are no longer active subscribers and how will you deactivate the web site when you do verify they are no longer subscribers of ARMLS.) If any product or service requires a written license between Licensee and said subscriber, attach the license agreement to this application. If ARMLS system subscribers are not required to validate their current active status with ARMLS, then this section is not applicable and may be omitted.

(v) Describe the intended audience for any product or service being offered. Include the anticipated penetration into that market, suggested retail pricing for the product or service, and any other pertinent information that would help ARMLS evaluate the suitability and acceptability of such product or service for the ARMLS marketplace. (Any other information including product literature, marketing material, web sites (including sites that are similar in design or functionality) may be attached, physically or by reference, to supplement this description.)

(vi) If you anticipate using the ARMLS logo or other trademarks of ARMLS, please describe below your intended use. If possible, please include or attach facsimiles of the proposed use. All use of any logos, trademarks or any other licensed marks are subject to the terms described in Exhibit C. After execution of this Agreement, alterations or changes to any product or service being offered are subject to review and approval of ARMLS.

Arizona Regional Multiple Listing Service, Inc. Standard Third-Party Access License Agreement

Exhibit C: Supplemental Restrictions on Licensee's Use of Licensed Materials

Use of Licensed Marks

Licensee may/must [ARMLS staff must select one] display the Licensed Marks set out in Exhibit A, if any, in conjunction with the Licensed Data in any product or service Licensee delivers that incorporates the Licensed Data. Each such display shall conform to these requirements:

Licensee may use the Licensed Marks only during the term of this Agreement.

Licensee may use the Licensed Marks only on products and services incorporating the Licensed Data or a portion of it; on promotional materials directly related to such products; and not on any other material, including without limitation business cards, letterheads, office or yard signs, and other advertising.

If at any time this Agreement terminates or is suspended by ARMLS according to its terms, Licensee will immediately and thenceforth eliminate the Licensed Marks from, and refrain from using the Licensed Marks in, any print or electronic publication or material, including web sites and brochures.

It is vitally important to the preservation of the Licensed Marks that Subscribers and the public consistently recognize the Licensed Marks as identifiers of ARMLS as a source of Licensed Data. To assure that the Licensed Marks are not used inadvertently and improperly, Licensee may use the Licensed Marks only in a context in which they will be understood by the public to denote ARMLS as the source of the Licensed Data.

The Licensee must use the Licensed Marks in the exact style and form shown in Exhibit A with the exception of the use of grayscale use as needed. Licensee shall not alter any of the Licensed Marks in any way during reproduction, except that Licensee may alter the size of a Licensed Mark, provided the aspect ratio remains the same and each element of the Licensed Mark remains legible. Excessive increases in size that cause pixilation, haziness or loss of image quality are prohibited. Cropping outer edges or top and bottom borders to force-fit the image into a slot, field, or document is considered direct damage to the proportion integrity of the image and is also prohibited.

Without limiting the generality of the previous paragraph, Licensee shall **never** make any of the following uses of the Licensed Marks:

- Redraw, round the corners, reshape, trace, tilt, intersect, photographically alter or otherwise distort the Licensed Marks.
- Use any of the Licensed Marks as part of a company or individual name, or as any part of a domain name, URL, or web address.
- Superimpose any of the Licensed Marks over any graphic pattern or design.
- Addition of text, clip art, WordArt, or any secondary image directly onto the image so as to appear that it is a natural part of the image
- Combine any of the Licensed Marks with any other symbol or device.
- Outline or frame any of the Licensed Marks.
- Use an image in products in which the image is a dominant feature if the product is to be subsequently sold or distributed without express written permission. Examples include posters, postcards, greeting cards, mugs, shirts, hats, mouse pads, magnets, art prints, paintings, or calendars
- Reverse engineer, decompile, or disassemble any part of a file or accompanying materials.
- Use any part of the ARMLS logo or customized image in a trademark, service mark, or logo.
- Remove any copyright or trademark information from any image or file.

Licensee may not use any of the Marks or any portion of them as part of any domain name or web site name of Licensee. Licensee may not use any of the Mark as a hypertext link, as such a use can suggest an endorsement or recommendation of the linked site by ARMLS. The only exception is to establish a link to ARMLS's website.

Arizona Regional Multiple Listing Service, Inc. Standard Third-Party Access License Agreement

Exhibit D:

Key Contact information for Parties

	Party 1	Party 2	Party 3
Company Name:			
Mailing Address:			
Technical Contact Person:			
E-mail:			
Telephone:			
Facsimile:			
IP Address Range for computers accessing ARMLS RETS servers:			
URL of site displaying data			
Administrative Contract Person:			
E-mail:			
Telephone:			
Facsimile:			
Additional Persons to be notified (Email)			

Arizona Regional Multiple Listing Service, Inc. Standard Third-Party Access License Agreement

Exhibit E: Fees and Consideration

License and set-up fees (if any) are established in the ARMLS Content Access Policy and are subject to change at any time. During the term of this Agreement, Licensee shall pay to ARMLS a monthly license fee of _____ (amount), with such fee subject to adjustment by ARMLS in the manner set forth below. Such license fee shall be paid, in advance, to ARMLS monthly and must be received by ARMLS on or before the first day of each calendar month beginning _____ (date). ARMLS may impose a late payment fee equal to the lesser of (a) 1.5% per month or (b) the maximum allowed by law on any payment received fifteen (15) days past the due date. Further, ARMLS may suspend service to any Licensee under this Agreement effective on the first day of any month for which payment is not received in advance. Such service suspension shall continue until the License Account is paid to a fully current status, including payment of any late fees incurred.

ARMLS reserves the right to make adjustments in the fee structure at any time during the term of this Agreement upon thirty (30) days notice to Licensee prior to the effective date of the revised fees. If Licensee is not willing to agree to any increase in fees, then Licensee shall have the right to terminate this License upon written notice to ARMLS given on or prior to the end of such thirty (30) day period. If Licensee provides such notice, then this Agreement shall terminate at the end of such thirty (30) day period, except for those provisions hereof that expressly survive any such termination. If Licensee does not provide such notice, then this Agreement shall continue under the new fee structure.

Arizona Regional Multiple Listing Service, Inc. Standard Third-Party Access License Agreement

Exhibit F: Agreement for Access between Licensee and Licensee’s Contractors, Sub-Contractors and other Non-employees

Effective Date: _____

This Agreement (“Agreement”) between Licensee and Licensee’s Contractor, Sub-Contractor and/or other Non-employee (“Contractor”) is entered into and is effective as of the Effective Date set forth above between

Name of Licensee	
State of Organization	
Form of Organization (i.e. corporation, LLC)	
Address	
City/State/Zip	

And

Name of Contractor or Sub-Licensee	
State of Organization	
Form of Organization (i.e. corporation, LLC)	
Address	
City/State/Zip	

Licensee has entered into a Standard Third-Party Access License Agreement (the “License Agreement”) effective _____ n/a _____ between Licensee and Arizona Regional Multiple Listing Service, Inc. (“ARMLS”).

In consideration of Licensee engaging Contractor’s services, and in consideration of Contractor being permitted to have access to the portions of ARMLS’ proprietary systems, databases and other intellectual property licensed pursuant to the License Agreement, Contractor hereby agrees as follows:

1. Contractor assumes all the responsibilities of Licensee under the License Agreement, and agrees to be directly bound to ARMLS under the License Agreement to the same extent as if Contractor had signed the License Agreement as the Licensee. Contractor hereby acknowledges receipt of a copy of the License Agreement.

2. Contractor acknowledges that ARMLS is the third-party beneficiary of Contractor's obligations under this Agreement and Contractor consents to suit by Licensee and ARMLS to enforce the terms of this Agreement and of the License Agreement.

3. Contractor consents to personal jurisdiction in the state of Arizona for purposes of enforcing this Agreement and the License Agreement.

4. The term of this Agreement shall begin with the Effective Date set forth above and end on the last date that Contractor has access to ARMLS' database, services, or intellectual property.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Agreement below, effective as of the Effective Date.

For **Licensee**. ("Licensee")

For "**Contractor**"

Signature

Signature

>>

>>

Signer's name:

Signer's name:

Signer's Title:

Signer's Title:



Content License Application - Participant

Submit completed application to RETS@ARMLS.com.

Please allow 3-4 business days for Content License Agreement to be prepared and returned to you and/or vendor for signatures. You and the vendor will be notified by email when the agreement is ready for your review and signature(s). All parties must sign the Content License Agreement and return it to ARMLS before RETS credentials will be issued.

Participant Request (all boxes must be completed)		
Designated Broker		Date
Company		Office Code
Street Address		Agent Code
City	State	Zip
Phone		Website URL
Fax	Email	
Purpose for RETS access (check all that apply)		<input type="checkbox"/> Back Office application
<input type="checkbox"/> IDX Website		<input type="checkbox"/> VOW Website
<input type="checkbox"/> Other (please describe)		<input type="checkbox"/> Mobile Application

Consultant/Vendor/AVP for Participant/Salesperson (all boxes must be completed)		
Company Name		Date
Street Address		Suite
City	State	Zip
Technical contact		Phone
Email		Website URL
Name of person who will sign the Content License Agreement		Phone
Email		
IP Address of vendor computer accessing the ARMLS server:		
Application and data to be hosted by <input type="checkbox"/> Consultant/Vendor/AVP or <input type="checkbox"/> Participant		

VOW Agent Request (all boxes must be completed, if applicable)		
Agent Name		Agent Code
Company		Email
Street Address		Phone
City	State	Zip

Note: All information above must be provided to ARMLS and Content License Agreement must be signed by all parties to receive RETS credentials.



Content License Application – Third Party

Send completed, signed application to ARMLS, Attn: Contracts, 130 S. Priest Drive, Suite 101, Tempe, Arizona 85281, along with a refundable application fee of \$250 payable to ARMLS. Please allow 10 business days for an ARMLS decision. You will be notified by email if the application has been approved (you will be invited to participate in a license agreement) or denied (application fee refunded along with an explanation for the denial).

Applicant Information			
Company Name			Date
Street Address			
City		State	ZIP
Phone	Website URL		
Contact Name	Phone	E-mail	
Owner/Principal Name		Phone	
Have you ever had your access terminated by an MLS? <input type="checkbox"/> No <input type="checkbox"/> Yes (please explain)			
Do you currently have access to the ARMLS database? <input type="checkbox"/> No <input type="checkbox"/> Yes (please explain)			
Have you ever been denied access by an MLS? <input type="checkbox"/> No <input type="checkbox"/> Yes (please explain)			

Product Information	
Product Overview and Description (attachment, if needed)	
Feature Benefit(s) to Subscribers (attachment, if needed)	
Anticipated # of Sales 1 st year	Subscription or Unit Retail Price
Years Company has been business	Years product has been available

References from MLS (preferred) or Customers			
<i>Please list three references.</i>			
Name			Position
Company			Phone
City	State	Zip	E-mail
Name			Position
Company			Phone
City	State	Zip	E-mail

References from MLS (preferred) or Customers (continued)			
Name		Position	
Company		Phone	
City	State	Zip	E-mail

Data Information	
How often do you want updates?	Do you have a Static IP to access the ARMLS Server?
Can you update via ARMLS RETS Server?	
Will you need access to fields not listed in the IDX Policy? <input type="checkbox"/> No <input type="checkbox"/> Yes (please explain)	
Will you be passing ARMLS data access credentials to anyone else for any reason? <input type="checkbox"/> No <input type="checkbox"/> Yes (please explain)	
Describe your security, in detail, to prevent unauthorized access to the MLS content (attachment, if needed)	
How do you plan to authenticate a customers' active membership status with the Arizona Regional Multiple Listing Service?	
How many, if any, ARMLS Brokers currently subscribe to your product or service?	
Other information from Applicant for ARMLS consideration. (attachment, if needed)	

The following Sections to be completed by ARMLS			
Date Received		Reviewed By	
Approved	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date applicant notified
Comments			

Disclaimer and Signature	
I certify that my answers are true and complete to the best of my knowledge. I understand that false or misleading information may result in the denial of access to the ARMLS content. This application does not constitute an agreement between applicant and ARMLS.	
Signature	Date