

SAN JUAN COUNTY BOARD OF REALTORS®, INC.

**iBOX AUTHORIZATION
AND
DISCLAIMER OF LIABILITY**

The **undersigned Owner** of the property located at _____, New Mexico has Listed said property for **sale/lease** with the undersigned REALTOR® FIRM by executing a listing agreement.

An **iBox** is an integral part of a system whereby not only the undersigned REALTOR® FIRM, but all other cooperating REALTOR® Brokers and their Associates, plus MLS Participants such as Appraisers, may gain access to the property for such activity as may be necessary to **market, appraise** and/or **sell / lease** the property. An **iBox** is a container placed on the property by the Listing REALTOR® FIRM, in which the key to the property is placed. Whoever possesses an eKEY or DisplayKEY can access the **iBox**, whether such possession is authorized or unauthorized, has access to the home at any time even in the Owner's absence. The current **iBox** system being used by the MLS of the San Juan County Board of REALTORS® utilizes a recording device whereby every use of the **iBox** records and sends information to the Listing Broker, that the **iBox** has been accessed and who accessed it. The REALTOR® FIRM can keep track of all showings to this property.

Owner, with knowledge of the risks involved in the use of the **iBox**, hereby authorizes REALTOR® FIRM Broker or Associate to place **iBox** on the home to facilitate the **Sale/Lease** of the Property.

Owner agrees that neither REALTOR® FIRM, Broker or Associate of REALTOR® FIRM, other MLS Participants, nor the San Juan County Board of REALTORS®, Inc., shall be liable for any damages or claims arising out of the authorized or unauthorized use of the **iBox** or it's **eKEYS & Display Keys**, and agrees to indemnify and hold harmless REALTOR® FIRM, Broker and Associates, other MLS Participants and the San Juan County Board of REALTORS®, Inc., for any damages, claims or liability arising there from, including, but not limited to damages, claims or liability resulting from loss or damage to real or personal property, or personal injury, costs and attorneys fees. Owner hereby assumes the full risk of any such loss, damage or injury.

Owner agrees to maintain insurance covering personal injury and property damage to the aforesaid real or personal property and any person therein, and acknowledges and understands that his current home owners policy may not provide such coverage arising out of the use of a **iBox** or **eKEY & Display Key**, or may not provide such coverage on vacant premises.

Owner requests the **iBox** remain on the property for the term of the listing unless Owner notifies REALTOR® FIRM in writing prior to such time that the **iBox** is removed. REALTOR® FIRM agrees to remove the **iBox** by 6:00 p.m. of the next business day after receipt of such notice.

Dated this _____ Day of _____, _____

OWNER

OWNER

REALTOR® FIRM

By: REALTOR® Broker/Associate

REALTOR® FIRM ADDRESS

REALTOR® FIRM PHONE