



Media Release and Liability Waiver Agreement

This Release and Waiver of Liability ("Agreement") is entered into by the undersigned individual(s) ("Client"), in favor of Lance Realty LLC, its agents, representatives, employees, contractors, successors, and assigns (collectively, "Company"), located in Eagle Idaho.

1. Permission to Use Media

The Client grants the Company permission to photograph, record, and/or film:

- The Client's property, including interior and exterior spaces.
- Any individuals voluntarily appearing in such media content.

The Company may use this media for any lawful business purpose, including but not limited to:

- Online and print marketing
- Websites, MLS listings, and social media
- Video productions, livestreams, and educational content
- Distribution on third-party advertising platforms

This grant is **perpetual, worldwide, royalty-free**, and includes full rights to edit, reproduce, publish, and distribute the media.

2. Consent to Appear Personally

I consent to appear personally (my likeness, voice, and/or image) in photo video, or audio content.

3. Minors and/or Tenants on Premises (if applicable)

If any minors or tenants reside at or may be present on the property, the Client affirms the following:

Minors: I am the parent or legal guardian of any minor(s) appearing in the media OR have obtained express consent from their legal guardian.

Tenants: I affirm that I have informed my tenant(s) and have obtained written or verbal permission for any interior/exterior photography or videography.

The Company is not liable for any claims arising from third-party individuals (e.g. tenants or minors) whose consent was not properly obtained by the Client.



4. Release of Liability

The Client releases the Company from any and all liability, claims, or demands arising out of the use of media content, including but not limited to:

- Claims for libel, defamation, or invasion of privacy.
- Any personal or commercial damages perceived or incurred

5. No Compensation

The Client acknowledges that no compensation shall be due for the use of media, and that all rights to the content remain the exclusive property of the Company.

6. Governing Law

This Agreement shall be governed by the laws of the State of Idaho. Disputes shall be resolved in courts located within Idaho's jurisdiction.