

**Lock Box Addendum To  
Exclusive Listing Agreement**

**Listed Property Address:** \_\_\_\_\_

The undersigned Owners recognize that it is both desirable and advantageous to them and may expedite the sale or rental of their property to have the key for the premises available in a convenient location on the property so that Brokers, their affiliated licensees and licensed or certified appraisers may gain access for the purpose of showing the property to prospective buyers or renters and appraising the property. The lock box is a storage type device commonly used for on-premises storage of keys. Upon the execution of this agreement, the Owner will place a lock box on the Owners' property in which the key to the Owners' premises will be stored.

It is understood by Owners' that Mr. Lister Realty, Inc. will not release lock box codes and it is therefore the responsibility of the Owner to provide such information to whom he or she chooses. It is further understood by Owners' that there is the possibility that a person may use the lock box in an unauthorized manner, enter the premises and unlawfully remove property therefrom or destroy or damage the premises or property located therein. Accordingly, Owners hereby certify the following:

- (a) Owners acknowledge that they must take all necessary steps to safeguard and/or remove all valuables and other personal property now located in the premises.
- (b) Owners acknowledge that they have chosen to use the lock box as outlined in paragraph one.
- (c) If a tenant/lessee occupies the Owners' property where the lock box will be placed, owners warrant that they have obtained the tenant/lessee consent to the use of the said lock box.
- (d) Owners acknowledge that the listing Broker, any licensee or licensed appraiser are not insured against the loss or damage to the Owners' premises, property or valuables. Owners acknowledge that they have been advised of the need to verify the existence of insurance for real and personal property loss/damage for the premises, or to obtain such insurance through Owners' insurance agent.

In consideration of the agreement of the Broker, Mr. Lister Realty, Inc., Owners hereby agree that they shall hold harmless and indemnify Broker, any licensee or licensed or certified appraiser and their respective officers, agents, servants and employees (collectively, the "Indemnified Parties"), of and from any liability for any loss or damage sustained by Owners or others. Owners do hereby further assume all risks of loss or damage to the above described property and the premises, and its furnishings and the contents, if any, including any and all loss or damage which may be caused by the unauthorized use of the lock box system.

If for any reason any of the terms of this Addendum shall be deemed by a court of competent jurisdiction to be unenforceable, this Addendum will continue in full force and effect and the unenforceable terms shall be deemed modified to the extent necessary to make those terms enforceable. This Addendum shall be governed by and construed and enforced in accordance with, the laws of the state of Maryland.

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Broker or Authorized Representative Date



Mr. Lister Realty, Inc.®