



CCIAOR Designated REALTOR® and MVMLS Participant Application

This joint membership application is for individuals who wish to join The Cape Cod & Islands Association of REALTORS® (CCIAOR) as the Designated REALTOR® of their firm and join the Martha's Vineyard Multiple Listing Service (MVMLS) as the Participant of their firm. The Designated REALTOR®/ MLS Participant must be a sole proprietor, partner, corporate officer or branch office manager acting on behalf of the firm principal(s) and must meet all other qualifications for membership as established in the CCIAOR and MVMLS Bylaws. The Designated REALTOR®/ MLS Participant shall be responsible for all duties and obligations of membership including the obligation to arbitrate pursuant to the Code of Ethics and the payment of dues and fees as established in the governing documents of CCIAOR and MVMLS. **Note that through December 31st, 2019, there are no application fees for MVMLS.**

The following must be submitted with your application:

Copy of your Massachusetts salesperson, broker or appraiser license

If applying for secondary membership or transferring from another Association, include a letter of good standing from your primary / past board or have the letter emailed to: membership@marthasvineyardmls.com

Submit your application and documents via email to membership@marthasvineyardmls.com or mail to:

Cape Cod & Islands Association of REALTORS
Attention: MVMLS Membership
22 Mid-Tech Drive
West Yarmouth, MA 02673

Upon receipt of your application package:

- ♦ The Association office staff will review this information, and will (1) accept the application administratively if all information is complete and appropriate payments have been made, or will (2) notify you that membership will be delayed until the problem is resolved. In this instance, the application will not be processed, nor will services of the Association or MLS begin until your application is administratively approved.
- ♦ You will receive a welcome email when your application has been administratively accepted, along with membership identification information and access credentials to your Member Dashboard. This can take up to 4 business days, although we strive to process applications and begin services as quickly as possible.
- ♦ Upon administrative approval, your membership information will be added to a master database for immediate access to services provided by the Cape Cod and Islands Association of REALTORS® (CCIAOR), the Massachusetts Association of REALTORS® (MAR), the National Association of REALTORS® (NAR). Your name and office affiliation will be announced to the membership as an applicant on file with provisional membership status.
- ♦ **You will be afforded 180 days to attend Designated REALTOR® Orientation and new member Code of Ethics training (if applicable).** Additional information about these requirements will be included in your welcome email. In the event your provisional membership is terminated for failure to meet your new member requirements, no refunds will be provided. Additionally, submission of a new application and application fee will be required to reapply for provisional membership and current year dues, if not already remitted, will be due and payable.



MARTHA'S VINEYARD MULTIPLE LISTING SERVICE

FOR INTERNAL STAFF USE ONLY

Revised 7.30.19

Application Rec'd:

Provisional Accepted:

Orientation Date:

NRDS #:

MLS User ID:

Assigned Password:

Applicant Information

Name as it appears on license:

Home Address:

City:

State:

ZIP Code:

Office Name and Address:

City:

State:

ZIP Code:

Mobile Phone:

Office Phone:

Other Phone:

Preferred Mailing Address:

☐ Office ☐ Home

Preferred Phone:

☐ Mobile ☐ Office ☐ Other

Email:

Website:

Birthdate:

Real Estate License #:

Real Estate License Expiration Date:

License Type:

Please include a copy of your active license with this application

☐ Broker ☐ Sales ☐ Appraisal

Do you hold, or have you ever held, a real estate license in any other state?

☐ Yes ☐ No

If yes, please specify:

Has your real estate license, in this or any other state, been suspended or revoked?

☐ Yes ☐ No

If yes, please specify the place(s) and date(s) of such action, and detail the circumstances relating thereto:

CCIAOR Membership Type:

☐ Primary ☐ Secondary (*must have REALTOR® membership with another Association*)

If selecting Secondary Membership, enter your NRDS #:

If selecting secondary membership OR if transferring from another Association, you must include a letter of good standing from the Association where you currently hold membership with this application OR have the Association email the letter to: membership@marthasvineyardmls.com



MARTHA'S VINEYARD MULTIPLE LISTING SERVICE

Have you EVER held REALTOR® membership in any other Association?

☐ Yes ☐ No

If yes, please specify:

If yes, enter your NRDS #:

If transferring from another Association, you must include a letter of good standing from the Association where you hold membership with this application OR have the Association email to: membership@marthasvineyardmls.com

Have there ever been any complaints/cases against you before any real estate association, state real estate regulatory agency or any other agency of government within the last three years?

☐ Yes ☐ No

If yes, please specify the substance of each complaint in each state, the agency before which complaint was made, and the current status or resolution of such complaint:

Have you ever been convicted of a felony?

☐ Yes ☐ No

If yes, please explain number of conviction(s), nature of offense(s) leading to conviction(s), how recently such offense(s) was/were committed, sentence(s) imposed, and state and court of conviction:

Are you 18 or older?

☐ Yes ☐ No

Do you certify that you are a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States?

☐ Yes ☐ No

Application continued next page



MARTHA'S VINEYARD MULTIPLE LISTING SERVICE

Office Information

Real Estate Business License Number:

Real Estate Business License Expiration Date:

Company Structure

☐ Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC (Limited Liability Company)

Is the Office Address, as listed above, your principal place of business?

☐ Yes ☐ No

If no, or if you have any branch offices, please indicate and give address(es):

Your Position

☐ Principal ☐ Partner ☐ Corporate Officer ☐ Majority Shareholder ☐ Branch Office Manager

Names of other Partners/Officers of your firm (if any):

Designated REALTOR® Fee Responsibilities

please read carefully

Responsibility for REALTOR® Fees: If you are applying for PRIMARY membership with CCIAOR, you must submit the names of every real estate salesperson, broker and licensed or certified appraiser who is employed by or affiliated as independent contractors, or who is otherwise directly or indirectly affiliated with your firm. These individuals will either need to hold REALTOR® membership currently or will need to apply for REALTOR® membership with CCIAOR or another local REALTOR® Association. As the Designated REALTOR® Member, you are responsible for the annual dues of all licensed individuals affiliated with you and will be charged a non-member assessment (equivalent to annual dues membership) for any licensees affiliated with you who do not hold REALTOR® membership.

Responsibility for MLS Fees: Effective 10/1/2019, the Participant (DR) of MVMLS will be assessed a yearly fee for each salesperson and licensed or certified appraiser in the office who is employed by or affiliated as an independent contractor with such Participant, except that this fee shall be waived for licensees subject to a fee waiver under Section 6.6. of the MVMLS Rules and Regulations. Payment of such fees shall be made on or before the first day of each quarter and can be billed directly to the affiliated licensee (if they join the MLS as a Subscriber) or will be billed to the Participant directly. Administrative and clerical staff as well as personal assistants (whether licensed or unlicensed) are eligible for MLS access at a reduced fee. Note that administrative staff must have their own login credentials to access MVMLS (credentials cannot be shared). Please reach out to us for more information on Administrative Memberships.

If any affiliated licensees are eligible to and wish to waive their access to the Martha's Vineyard Multiple Listing Service (MVMLS) you must complete the MVMLS Subscriber Fee Waiver Application and include it with your application.

Agent Certification Form

List below every real estate salesperson, broker and licensed or certified appraiser who is employed by or affiliated as independent contractors, or who is otherwise directly or indirectly affiliated with your firm. Also include any administrative or clerical (licensed or unlicensed) staff.

LICENSEE NAME	LICENSE # AND TYPE (SALES, BROKER, APPRAISER OR NOT LICENSED)	IF LICENSEE ALREADY HOLDS REALTOR® MEMBERSHIP INDICATE WHERE	LICENSEE MVMLS MEMBERSHIP: SUBSCRIBER OR ADMIN (IF WAIVING ACCESS, THE MVMLS SUBSCRIBER FEE WAIVER APPLICATION MUST BE COMPLETED)

☐ Check here if additional agent certification pages are attached.



MARTHA'S VINEYARD MULTIPLE LISTING SERVICE

Payment Information

Effective January 1st, 2020 there will be a \$500 application fee for REALTOR® and MVMLS membership. REALTOR® dues for new members are prorated monthly. Total payment should be the sum of the application fee (if after January 1st), CCIAOR prorated dues and MVMLS Quarterly Fee (based on month joining).

Application Fee \$_____ (**\$500 in effect after January 1st, 2020**)
CCIAOR Annual Dues \$_____ (see CCIAOR Annual Dues Schedule below)
MVMLS Quarterly Fee \$_____ (See MVMLS Quarterly Fee Schedule below)
Total Payment Due \$_____

CCIAOR Prorated Dues Schedule - 2019

See schedule below for **primary*** membership costs inclusive of local, state and national dues. Enter amount above based on the month you are applying. Amount paid will cover membership through the end of the calendar year.

January	\$576.00
February	\$532.00
March	\$488.00
April	\$443.00
May	\$399.00
June	\$355.00
July	\$310.00
August	\$266.00
September	\$222.00
October	\$178.00
November	\$134.00
December	\$89.00

MVMLS Quarterly Fee Schedule - 2019

Enter amount above based on the month you are applying. Amount paid will cover through the current quarter.

January	\$81.00
February	\$54.00
March	\$27.00
April	\$81.00
May	\$54.00
June	\$27.00
July	\$81.00
August	\$54.00
September	\$27.00
October	\$81.00
November	\$54.00
December	\$27.00

*If you are applying for **secondary** membership with CCIAOR, you only need to pay local dues. Please contact us (508-957-4300) and we will provide the prorated amount for your membership dues.

Payment Method

- ☐ **Check Enclosed.** Payable to: Cape Cod & Islands Association of REALTORS®, Inc.
- ☐ **Credit Card.** If you would like to pay by credit card, a link will be emailed to you for secure submission of your credit card information.

If payment is not included or submitted you will receive an email (to the email address listed above) with a link to submit payment information online once your application has been reviewed for processing. Note that your application will not be fully processed until payment is received.



MARTHA'S VINEYARD MULTIPLE LISTING SERVICE

Membership Agreement

I hereby apply for REALTOR® Membership in the Cape Cod & Islands Association of REALTORS® and understand that, if accepted, I shall be designed the "Designated REALTOR®" and shall accept responsibility for the real estate and appraisal licensees affiliated with my office. I also hereby apply for Participation in the Martha's Vineyard Multiple Listing Service and understand that, if accepted, I shall be designated the "Participant" in the MLS Service and shall have all rights, benefits, and privileges of the Service, and shall accept all obligations of the Service for my firm, partnership, or corporation.

I am enclosing payment of an application fee plus my prorated annual dues and fees payable to the Cape Cod & Islands Association of REALTORS®. I understand that my dues will be returned to me in the event of non-election and that the application fee is nonrefundable. I agree that, if accepted for membership in the Board, I shall continue to pay the fees and dues owed by me and my firm, as from time to time amended. Note: A portion of the dues payments are tax deductible as ordinary and necessary business expenses, in an amount established and noticed each year.

I agree to attend DESIGNATED REALTOR® Orientation and New Member Code of Ethics training within 180 days of confirmation of my membership to the Cape Cod & Islands Association of REALTORS®. I acknowledge that failure to meet this requirement may result in having my membership terminated and in the event of termination, no refunds will be provided. I also understand that I will be required to complete periodic Code of Ethics training as specified in the Association's Bylaws as a continued condition of membership. I understand membership brings certain privileges and obligations that require compliance. Membership is final only upon approval by the Board of Directors and may be revoked should completion of member requirements not be completed within time frame established in the Association's Bylaws.

I agree to, upon my own initiative, thoroughly familiarize myself with the Code of Ethics of the National Association of REALTORS® and with the governing documents of the Cape Cod & Islands Association of REALTORS® and Martha's Vineyard Multiple Listing Service which are continually available on the websites: www.cciaor.com/info and www.marthasvineyardmls.com. I agree that my act of paying dues shall evidence my initial and continuing commitment to abide by the Code of Ethics, Bylaws, Rules, Regulations and Policies and duty to arbitrate, all as from time to time amended. I understand that a violation of the Code of Ethics may result in termination of any MLS or REALTOR® privileges and that I may be assessed an administrative processing fee which may be in addition to any discipline, including fines, that may be imposed. This includes compliance with the Bylaws and Rules and Regulations by all persons affiliated with me.

By signing below, I consent that the REALTOR® Associations (local, state, national) and their subsidiaries, if any may contact me at the specified address, telephone numbers, email address or other means of communication available. This consent applies to changes in contact information that may be provided by me to the Association(s) in the future. This consent recognizes that certain state and federal laws may place limits on communications that I am waiving to receive all communications as part of my membership. I hereby certify that the foregoing information furnished by me is true and correct, and I agree that failure to provide complete and accurate information as requested, or any misstatement of fact, shall be grounds for revocation of my membership if granted.

Signature of applicant:

Date:

Martha's Vineyard Multiple Listing Service, Inc.

Participant Agreement

This **AGREEMENT** is made and entered into by Martha's Vineyard Multiple Listing Service, Inc. ("**MVMLS**"), with offices at 22 Mid Tech Drive, West Yarmouth, MA 02673; and _____ ("**Firm Participant**"), with offices at _____.

DEFINITIONS AND USAGE.

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

MVMLS Affiliates: MVMLS Affiliates means MVMLS and its officers, directors, employees, agents, representatives, licensors and shareholders.

MVMLS Database: All data available to Firm Participant on the MVMLS System, including the Participant Contribution and all other text, binary, and photographic image data, in any form now known or hereafter discovered.

MVMLS Policies: MVMLS's then current bylaws, rules and regulations, and policies and procedures adopted by MVMLS's board of directors or authorized delegates, as MVMLS amends them from time to time.

MVMLS Service: The services MVMLS provides to Firm Participant under this Agreement and similar services MVMLS provides to third parties under similar agreements, including any access or license to the MVMLS Software, the MVMLS Database, and the MVMLS System.

MVMLS Software: MVMLS's proprietary web browser interface(s) to the MVMLS System.

MVMLS System: The aggregate of all hardware and telecommunications systems that MVMLS maintains, or that MVMLS contractors maintain on its behalf, in order to make access to the MVMLS Database available to Firm Participant.

Individual Participants: With regard to each office of Firm Participant, the individual responsible for Firm Participant's conduct under MVMLS Policies that is a "participant" as that term is defined in the MVMLS Policies.

Other Participants and Subscribers: All Participants and Subscribers of MVMLS not party to this Agreement.

Participant Compilation Contribution or "PCC." All selection, coordination, and arrangement by Subscribers of the of listing information submitted, contributed, or input in the MVMLS System, including the choice, classification, categorization, ordering, and grouping of material or data that is included in the MVMLS System. PCC does not include original text or photographs.

Participant Contribution: All data that the Subscribers submit, contribute, or input in the MVMLS System, including text, photographs, images, and other materials, in any form now known or hereafter discovered, except the PCC.

Saved Information: Information that Subscribers store in the MVMLS System for their own later use that is not intended by them to be available to Other Participants and Subscribers, including client prospect and contact information.

Schedule of Fees: MVMLS's document that establishes the fees for MVMLS Service.

Subscribers: Firm Participant's employees, contractors, salespeople, and assistants (whether licensed or unlicensed as real estate agents or appraisers).

2. **Usage.** The following usages apply to any interpretation or construction of this Agreement, unless the context clearly indicates otherwise.

- (a) Wherever the term "including" is used, it means "including, but not limited to."
- (b) The singular and plural numbers and masculine, feminine, and neuter genders of words are fully interchangeable.

(c) Wherever the term "law" is used, it means all statutes, regulations, and case law, both state and federal, as they are amended. Without limiting the generality of the foregoing, "law" expressly includes all state and federal fair housing statutes and regulations.

MVMLS'S OBLIGATIONS.

3. Subject to the terms and conditions of this Agreement and the MVMLS Policies, MVMLS shall provide one unique user ID and password to each of the Subscribers that is authorized to obtain access to the MVMLS service by virtue of this Agreement or another license agreement; and Individual Participants for which Firm Participant is responsible shall have all rights and obligations of a participant in MVMLS as set forth in the MVMLS Policies. The user ID and password will provide Individual Participants access to all data and functions in the MVMLS Service to which Individual Participants are entitled under the MVMLS Policies. MVMLS makes no warranties, however, that the MVMLS Service will be available at all times.

FIRM PARTICIPANT ACKNOWLEDGMENTS.

4. **Modifications to service.** MVMLS may, but is not required to, modify the MVMLS Service, including removing information and making additional information available, and adding and removing system functions. Certain products and services made available in conjunction with the MVMLS Service may be subject to agreements other than this Agreement and may require payment of additional fees.

5. **Editorial control.** MVMLS is not required to, and assumes no responsibility to, review, edit, or exercise editorial control over the MVMLS Database or the Participant Contribution; use of either is subject to the exclusions of warranties and limitations of liabilities set forth in this Agreement. The foregoing notwithstanding, MVMLS may take any steps necessary in its judgment, including deleting the Participant Contribution or portions thereof, to avoid or remedy any violation of law, breach of the MVMLS Policies or infringement of intellectual property right. Additionally, MVMLS shall have the right to alter and/or remove metadata and copyright management information contained in the Participant Contribution.

6. **Conditions of service.** Firm Participant must at all times have an Individual Participant designated for each office. Firm Participant shall ensure that at all times Individual Participants for which Firm Participant is responsible under this Agreement satisfy the prerequisites for participation in the MVMLS Service. The prerequisites are set out in the MVMLS Policies; at present, they include a requirement that Individual Participants either (a) hold a real estate broker's license, be actively engaged in real estate brokerage, and offer and receive offers of compensation from other brokerage firms; or (b) be licensed or certified by an appropriate regulatory agency to engage in the appraisal of real property. Individual Participants must maintain active membership in a REALTOR® association at all times during the term of this Agreement. Subscribers may enter and retrieve active listing information on the MVMLS Service only if Firm Participant offers compensation to or accepts compensation from other principal brokers.

7. **Saved Information.** Saved Information may not always be available to Firm Participant and may become available to unauthorized persons. MVMLS is not liable for unauthorized access to or loss of Saved Information. Firm Participant is responsible for retention of any information that may be necessary to reconstruct Saved Information if it is lost or destroyed.

8. **Disclosure to third parties.** MVMLS reserves the right to distribute to third parties certain information about Firm Participant, including Firm Participant's and Individual Participants' names and business addresses, phone numbers and email addresses. MVMLS

reserves the right to distribute to third parties aggregated information about Firm Participant's, Individual Participants, and Other Participants' and Subscribers' use of the MVMLS Service, but not about Firm Participant's or Individual Participants' use specifically.

9. **Disclosure to government.** Firm Participant acknowledges that MVMLS may provide government agencies access to the MVMLS Service at any time in MVMLS's sole discretion.

10. **Priority of agreements.** Firm Participant must enter into this Agreement before any Subscriber may obtain access to the MVMLS Service.

11. **If Firm Participant is an appraisal firm,** Firm Participant acknowledges that certain information in the MVMLS Database, including information about listings currently for sale, may be withheld from Firm Participant and Individual Participants pursuant to the MVMLS Policies.

12. **IDX and VOW data access subject to separate agreement.** Firm Participant acknowledges that access to MVMLS's IDX or VOW database and data feeds can occur only subject to a separate written agreement between MVMLS, Firm Participant and Subscriber, as applicable.

FIRM PARTICIPANT'S OBLIGATIONS.

13. **Use limited.** Firm Participant shall use the MVMLS Service solely for the purpose of selling, listing, leasing, valuing, and appraising real estate, strictly as permitted by the MVMLS Policies. Except as expressly provided in this Agreement and the MVMLS Policies, Firm Participant shall not copy, create derivative works of, distribute, perform, or display the MVMLS Service or any part of it, except the Participant Contribution.

14. **Confidentiality.** Firm Participant shall maintain the confidentiality of its user ID and password. MVMLS issues each Subscriber a separate ID and password, and Participant must not facilitate sharing of passwords among Subscribers. Firm Participant shall ensure that the Subscribers maintain the confidentiality of their user IDs and passwords and that no one but authorized Subscribers obtains access to the MVMLS Service or any part of it. To maintain the confidentiality of all user IDs, passwords, the MVMLS Database, and the MVMLS System, Firm Participant shall take the greater of reasonable care or the care it takes to protect its own confidential information. Failure to comply with this provision will result in a significant fine, as set forth in the MVMLS Policies. Firm Participant may disclose information confidential under this Agreement if, and to the extent, the order of a court or other tribunal with jurisdiction requires disclosure; provided however, the disclosing Firm Participant first gives reasonable notice to MVMLS to permit MVMLS to seek a protective order.

15. **Equipment.** Firm Participant shall acquire and maintain all personal computers, modems, data connections, and computer software, other than the MVMLS Software, necessary for Participant's use of the MVMLS Service.

16. **Participant Contribution.** With regard to any Subscriber making a Participant Contribution to the MVMLS Service, Firm Participant warrants that the information submitted complies with the MVMLS Policies in all respects, including with regard to (a) required data fields; (b) format of submission; (c) permitted and required listing types; and (d) procedures for submission. Firm Participant warrants that the Participant Contribution does not infringe or violate any patents, copyrights, trademarks, trade secrets or other proprietary rights of any third party; and that there is no claim, litigation or proceeding pending or threatened with respect to the Participant Contribution.

17. **Subscriber agreements.** Firm Participant shall ensure that each Subscriber who will have access to the MVMLS System or MVMLS Database, enters into a Subscriber agreement with MVMLS. Firm Participant is liable for all fees due under each Subscriber agreement.

18. **Subscriber supervision.** Firm Participant shall ensure that all Subscribers comply at all times with the MVMLS Policies and with applicable laws. Firm Participant is liable for any Subscriber's breach of

any agreement between the Subscriber and MVMLS relating to the MVMLS Service or violation of any of the MVMLS Policies as if Firm Participant had committed it.

19. **List of Subscribers.** Firm Participant shall ensure MVMLS has a current list of all of Subscribers; Firm Participant shall inform MVMLS in writing of any change in the Subscribers within 24 hours of the change.

20. **Accurate information.** Firm Participant warrants that the Subscribers have used and will use reasonable care to ascertain the accuracy of the Participant Contribution and its compliance with all laws. Firm Participant shall ensure that any changes to the Participant Contribution are made on the MVMLS System within such time as MVMLS shall provide in the MVMLS Policies. Pursuant to the MVMLS Policies, Firm Participant shall provide to MVMLS all documentation MVMLS requests of Firm Participant to ascertain Firm Participant's compliance with this Agreement.

INTELLECTUAL PROPERTY.

21. **Election regarding copyrights in Participant Contributions.** Firm Participant must elect from the following options. If no election is indicated, or if both options are checked, then Participant is deemed to have selected Option II.

☐ OPTION I

(a) **Assignment from Participant.** Firm Participant hereby unconditionally assigns to MVMLS all right, title and interest in the Participant Contribution, including, without limitation, any copyrights therein under U.S. and international copyright law; Firm Participant warrants that it has the authority to make this assignment. Firm Participant acknowledges that once it has made the election agreeing to this section, all copyrights in all portions of the Participant Contribution, whether submitted prior to or after executing this Agreement, shall irrevocably vest in MVMLS.

(b) **MVMLS Obligations.** MVMLS hereby grants to Firm Participant a non-exclusive, perpetual, world-wide, royalty-free, license to reproduce, prepare derivative works of, distribute, display, perform and license (including sublicenses through multiple tiers) the Participant Contribution and those portions of the MVMLS Database relating to Firm Participant's listings. MVMLS shall make quarterly registrations of the MVMLS's copyrights in the MVMLS Database; MVMLS shall employ reasonable efforts to detect and hinder third parties using the Participant Contribution without Firm Participant's permission.

☐ OPTION II

(a) **License from Participant.** Firm Participant hereby grants to MVMLS a non-exclusive, perpetual, world-wide, transferable, royalty-free, license to reproduce, prepare derivative works of, distribute, display, perform and license (including sublicenses through multiple tiers) the Participant Contribution. Firm Participant warrants that it has the authority to grant this license.

(b) **MVMLS has no obligations to protect.** Firm Participant acknowledges that: (i) MVMLS makes no grant of license or assignment to Firm Participant of any rights in the MVMLS Database except as set forth in paragraph 22; (ii) MVMLS will make no effort to register the copyrights in the Participant Contribution, and Firm Participant will be responsible for all costs and efforts associated with registration; (iii) timely copyright registration is a prerequisite to suing a copyright infringer, and is necessary in order to obtain certain remedies available under the U.S. Copyright Act; (iv) ***MVMLS will employ no efforts whatsoever to detect or hinder third parties using***

the Participant Contribution without Firm Participant's permission; (v) MVMLS will make no effort to secure for Firm Participant the right to use copyright works created by Subscribers or third parties.

22. Other provisions. Pursuant to the MVMLS Policies, the PCC shall be a work made for hire by Participant and Subscribers for the benefit of MVMLS, which shall be deemed the PCC's author for purposes of copyright law. If for any reason the PCC cannot be provided as a work made for hire, you agree to assign and hereby do assign to MVMLS all right, title and interest in the PCC, including, without any limitation, any copyrights therein under United States and international copyright law. MVMLS hereby grants Firm Participant a personal, non-exclusive, non-transferable, and royalty-free license during the term of this Agreement to use the MVMLS Software and the MVMLS Database (excluding the Participant Contribution) (collectively, the "Licensed Materials"), only to the extent expressly permitted by this Agreement and the MVMLS Policies and only to deliver real estate brokerage or appraisal services to Firm Participant's bona fide customers. All uses of the Licensed Materials not expressly authorized in this Agreement and the MVMLS Policies are prohibited. Title to the Licensed Materials remains at all times in MVMLS and shall not pass to Firm Participant.

23. Further Participant warranty. Firm Participant warrants that (a) the Participant Contribution does not infringe on the copyright or other intellectual property rights of any third party; and (b) Firm Participant has the written consent of any party necessary to provide the Participant Contribution to MVMLS.

24. Limitations on use by MVMLS. MVMLS agrees during the term of this Agreement not to license or distribute the Participant Contribution to any third party that is not a real estate brokerage or appraisal subscriber to the MVMLS Service if Firm Participant has indicated in writing its desire to withhold the Participant Contribution from such third party after MVMLS has provided notice of its intention to provide the Participant Contribution to the third party. For purposes of the previous sentence, brokers participating in any MLS in a data sharing relationship with MVMLS that includes an offer of interbroker compensation are subscribers to the MVMLS Service.

FEES AND PAYMENT TERMS.

25. Applicable fees. Firm Participant shall pay the fees set forth in MVMLS's official Schedule of Fees, which MVMLS may amend at any time subject to the terms of Paragraph 29.

26. Payment terms. Firm Participant shall pay the fees according to the terms set out in the MVMLS Policies.

27. No refunds. MVMLS need not refund or pro-rate fees in the event of termination or suspension of this Agreement unless the MVMLS Policies provide otherwise. Initiation fees, if any, are not refundable.

28. Taxes. All fees for the MVMLS Service are exclusive of federal, state, municipal or other governmental excise, sales, value-added, use, personal property and occupational taxes, excises, withholding obligations and other levies now in force or enacted in the future and, accordingly, Firm Participant shall pay all such taxes and levies other than any tax or levy on the net income of MVMLS.

29. Fee increases. MVMLS may amend the Schedule of Fees at any time at its sole discretion. MVMLS shall provide written notice to Participant at least thirty days in advance of the effective date of any fee increase. If Participant objects to the increase, Participant may terminate this Agreement by written notice to MVMLS at any time before the effective date of the increase.

30. Fines. MVMLS may collect fines from Firm Participant and from Individual Participants for violation of the MVMLS Policies by Firm Participant, Individual Participant and Subscribers. Payment terms for fines are set out in the MVMLS Policies. MVMLS may amend its schedule of fines and terms for collecting them at its sole discretion at any time.

TERM AND TERMINATION.

31. Term. This Agreement shall commence upon the Effective Date set forth below and shall continue thereafter on a month-to-month basis until terminated.

32. Termination for breach. Either party may terminate this Agreement in the event that the other party has not performed any material obligation or has otherwise breached any material term of this Agreement. Any such termination shall become effective upon the expiration of three days after written notice to the breaching party if the breach or nonperformance has not then been remedied.

33. Termination for breach of MVMLS Policies. Paragraph 32 notwithstanding, MVMLS may terminate this Agreement if Firm Participant fails to comply with the MVMLS Policies; if Firm Participant violates or is alleged to have violated the MVMLS Policies, this Agreement shall not be terminated in accordance with the terms of this section until any hearing or appeal rights of Firm Participant have expired as provided in the MVMLS Policies. If in MVMLS's judgment, however, a violation or alleged violation of the MVMLS Policies is resulting in a continuing harm to MVMLS or Other Participants or Subscribers, MVMLS may suspend Firm Participant's access to the MVMLS Database during the pendency of any hearing or appeal.

34. Termination for failure to pay. In the event Firm Participant fails to pay any fees required under this Agreement, MVMLS may terminate service without being subject to arbitration. In its sole discretion, MVMLS may suspend its performance under this Agreement rather than terminating it, in the event that Firm Participant fails to pay any fees required under this Agreement.

35. Termination for convenience. Either party may terminate this Agreement with or without cause, upon thirty days' written notice to the other party.

36. Events upon termination. Promptly upon any termination or expiration of this Agreement, (a) MVMLS shall deactivate Firm Participant's and Individual Participants' user ID and password, and Firm Participant and Individual Participants shall have no further access to the MVMLS Service; (b) Firm Participant shall purge all copies of the MVMLS Software and the MVMLS Database (except the Participant Contribution) from Firm Participant's personal computers, and shall cause Individual Participants and Subscribers to do the same; and (c) all licenses granted hereunder, except the license to the Participant Contribution in Paragraph 21 Option I(b) and Paragraph 21 Option II(a), if any, shall immediately terminate.

37. Effect on Subscribers. In the event of any termination or suspension of this Agreement, upon MVMLS notice to Subscriber, MVMLS may in its sole discretion suspend Subscriber access to MVMLS System or terminate Subscriber license and access agreements. If MVMLS does not exercise its right to suspend Subscriber access to the MVMLS System or terminate Subscriber license and access agreements, the Subscriber license and access agreement shall continue in force with the intellectual property option selected by Firm Participant in the terminated agreement.

DISCLAIMER, LIMITATION OF LIABILITY, AND INDEMNIFICATION.

38. DISCLAIMER OF WARRANTIES. MVMLS PROVIDES THE MVMLS SERVICE AND ALL COMPONENTS OF IT ON AN "AS IS," "AS AVAILABLE" BASIS. USE OF THE MVMLS SERVICE AND THE INFORMATION AVAILABLE THROUGH THE MVMLS SERVICE ARE AT THE SOLE RISK OF FIRM PARTICIPANT. THE MVMLS AFFILIATES DO NOT WARRANT THAT THE MVMLS SERVICE WILL BE UNINTERRUPTED OR ERROR-FREE, AND THE MVMLS AFFILIATES MAKE NO WARRANTY AS TO THE ACCURACY, COMPLETENESS, CURRENCY, OR RELIABILITY OF ANY INFORMATION AVAILABLE THROUGH THE MVMLS SERVICE. THE MVMLS AFFILIATES EXPRESSLY DISCLAIM ANY AND ALL WARRANTIES WITH RESPECT TO THE MVMLS SERVICE AND THE INFORMATION AVAILABLE

THROUGH THE MVMLS SERVICE, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The MVMLS Service may contain hyperlinks to web sites operated by parties other than MVMLS; MVMLS does not control such web sites, is not responsible for their contents, does not endorse the sites or contents, and may have no relationship with the sites' operators.

39. LIMITATIONS AND EXCLUSIONS OF LIABILITY. NONE OF THE MVMLS AFFILIATES SHALL BE LIABLE TO FIRM PARTICIPANT OR ANYONE ELSE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES THAT RESULT FROM THE USE OF, OR INABILITY TO USE, THE MVMLS SERVICE, INCLUDING RELIANCE BY ANY SUBSCRIBER ON ANY INFORMATION OBTAINED THROUGH USE OF THE MVMLS SERVICE; MISTAKES, OMISSIONS, DELETIONS OR DELAYS IN TRANSMISSION OF SUCH INFORMATION; INTERRUPTIONS IN DATA CONNECTIONS TO THE MVMLS SERVICE; AND VIRUSES OR FAILURES OF PERFORMANCE; WHETHER CAUSED IN WHOLE OR PART BY NEGLIGENCE, ACTS OF GOD, DATA CONNECTION FAILURE, OR THEFT OF, DESTRUCTION OF, OR UNAUTHORIZED ACCESS TO THE MVMLS SERVICE AND RELATED INFORMATION, RECORDS AND PROGRAMS.

40. MAXIMUM AGGREGATE LIABILITY. IN NO EVENT SHALL MVMLS BE LIABLE TO FIRM PARTICIPANT FOR ANY AMOUNT IN EXCESS OF THE GREATER OF (A) THE FEES PARTICIPANT HAS PAID MVMLS, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR DAMAGES; OR (B) \$100.

41. Indemnification. Firm Participant shall defend, indemnify and hold the MVMLS Affiliates and Other Participants and Subscribers harmless from and against any and all liability, damages, loss or expense (including reasonable fees of attorneys and other professionals) in any claim, demand, action or proceeding initiated by any third-party against the MVMLS Affiliates or Other Participants and Subscribers arising from any acts of Subscribers, including (a) putting inaccurate information into the MVMLS Service; (b) making unauthorized use of Subscriber's password; (c) making unauthorized use of the MVMLS Database; (d) infringing any proprietary or contract right of any third party; (e) breaching any warranty under this Agreement; and (f) violating this or any other Agreement or any law.

42. Acknowledgment. Firm Participant acknowledges that MVMLS has set its fees and other charges in reliance on the disclaimers of warranty and limitations and exclusions of liability set forth in this Agreement and that the same form an essential basis of the bargain between the parties.

DISPUTES AND REMEDIES.

43. Injunctive relief. Firm Participant acknowledges and agrees that the MVMLS Software and MVMLS Database are confidential and proprietary products of MVMLS and that in the event there is an unauthorized disclosure of them by Firm Participant, no remedy at law will be adequate. Firm Participant therefore agrees that in the event of such unauthorized disclosure of MVMLS Software or MVMLS Database, MVMLS may obtain injunctive relief or other equitable remedies against Participant in addition to all available remedies at law, without any showing of actual damages or posting any bond or security of any kind.

44. Dispute resolution. In the event MVMLS claims that Firm Participant has violated the MVMLS Policies, MVMLS may, at its option, resolve such a claim according to the disciplinary procedures set out in the MVMLS Policies, provided MLS does not also base a claim that Firm Participant has breached this Agreement on the same facts. Except as provided in this paragraph and in Paragraph 34, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association ("AAA") under its Commercial Arbitration Rules, including the Expedited Procedures where applicable, the Optional Procedures for Large Complex Commercial Disputes where applicable, and the Optional Rules for

Emergency Measures of Protection (collectively, the "Arbitration Rules"). Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction over the parties. Unless all parties to the dispute agree otherwise, any arbitration hearing or proceeding hereunder shall be held in Boston, Massachusetts, except that it may be held by telephone where the Arbitration Rules expressly so permit. Firm Participant agrees to submit any disputes or claims under this Agreement not subject to arbitration to the jurisdiction and venue of the state and federal courts sitting in Boston, Massachusetts.

45. Liquidated damages. Firm Participant acknowledges that damages suffered by MVMLS from access to the MVMLS Service by an unauthorized third party as a result of disclosure of Firm Participant's password or an unauthorized disclosure by Firm Participant of the MVMLS Database to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to MVMLS to enter into this Agreement with Firm Participant, Firm Participant agrees that (a) in the event that any disclosure of Firm Participant's or Individual Participants' password results in access to the MVMLS Service by an unauthorized third party, regardless of whether such disclosure is intentional, negligent or inadvertent, Firm Participant shall be liable to MVMLS for liquidated damages in the amount of \$5,000 (or the amount established in the MVMLS Policies, whichever is greater) and termination of this Agreement; and (b) in the event that Firm Participant makes unauthorized disclosure of any portion of the MVMLS Database to any third party, Firm Participant shall be liable for liquidated damages in the amount of \$5,000 (or the amount established in the MVMLS Policies, whichever is greater) for each real estate listing disclosed and termination of this Agreement.

46. Legal fees. In the event of legal action or arbitration between MVMLS and Firm Participant, or MVMLS and any Subscriber, on account of or in respect to this Agreement, the prevailing party in such action or arbitration shall be entitled to recover its reasonable attorneys' fees, costs and expenses incurred in such action or arbitration. If MVMLS is the prevailing party in an action against a Subscriber, Firm Participant shall be obligated to pay these costs on the Subscriber's behalf.

MISCELLANEOUS.

47. No third-party beneficiaries. This Agreement is entered into solely between, and may be enforced only by MVMLS and Firm Participant, and this Agreement shall not create or be construed to create any rights in any home owner, home seller, home purchaser, board or association, or other third party.

48. Interpretation and amendment. Firm Participant expressly consents to the execution of amendments by electronic means (such as web site "click through" agreements). MVMLS may amend this agreement by providing 30 days' advance notice of the amendment to Firm Participant. If Firm Participant or any Subscriber continues to use the MVMLS Service or MVMLS Database after the expiration of the 30-day notice period, Firm Participant will be deemed to have agreed to the terms as amended. Except as provided in this paragraph, this Agreement may not be amended except by written instrument executed by both parties.

49. Assignment. Neither this Agreement nor any obligations or duties hereunder may be assigned or delegated by Firm Participant. Any purported assignment in contravention of this section is null and void.

50. Integration and severability. This Agreement contains the entire understanding of the parties and supersedes all previous oral and written agreements on the subject hereof. 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. The foregoing notwithstanding, if any provision of Paragraphs 38 through 42 is declared invalid or unenforceable by any court of competent jurisdiction, this Agreement and Firm Participant's access to the MVMLS Service shall immediately terminate.

51. Governing law. This Agreement shall be governed by, and construed in accordance with, the laws of the Commonwealth of

Massachusetts applicable to contracts made and performed in Massachusetts, without regard to its conflicts of law and choice of law provisions.

52. **Notice.** Any notice required or permitted to be given under this Agreement shall be in writing and delivered via (a) U.S. Mail, postage paid and return receipt requested; (b) express mailing service with confirmation

of receipt; (c) facsimile transmission, provided sender obtains confirmation of transmission; or (d) electronic mail, provided sender requests a return receipt. All notices are effective on the date of receipt or three days after transmission, whichever is earlier.

Having read this Agreement, the parties express their will to be bound by its terms by setting their signatures below.

Martha's Vineyard Multiple Listing Service, Inc.

Firm Participant

Signature

Firm Participant name

Print name

Signature of principal

Effective Date

Print name of principal