

# Ozark Gateway Association of REALTORS

## Participant Data Access Agreement

This **AGREEMENT** is made and entered into by Ozark Gateway Association of REALTORS (“**OGAR MLS**”), with offices at 712 S. Florida, Joplin, MO 64801; 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.

**Audio Device:** Any audio delivery of IDX data authorized by OGAR MLS Policies and listed in Exhibit A that are not web sites or Mobile Applications. “Audio Device” does not include mass media delivery of OGAR MLS Data.

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

**Data Interface:** The transport protocols and data storage formats provided by OGAR MLS for use by Firm, Salesperson Party, and Consultant; OGAR MLS may modify the Data Interface in its sole discretion from time to time.

**Firm Internal Use:** Any use of those portions of the OGAR MLS Data relating to listings of Firm and Participants other than Firm that exposes OGAR MLS Data only to Firm-Related Persons and to Salespersons affiliated with Firm, subject to the OGAR MLS Policies.

**Firm-Related Persons:** Consultant, if any, and employees of Firm who are not Salespersons or broker/managers.

**IDX:** Use and display of portions of the OGAR MLS Data under the Internet Data Exchange provisions of the OGAR MLS Policies.

**Mobile Applications:** Any displays of IDX data authorized by OGAR MLS Policies and listed in Exhibit A that are not web sites. “Mobile Applications” does not include mass media display of OGAR MLS Data.

**OGAR MLS Data:** Data relating to real estate for sale, previously sold, or listed for sale, and to OGAR MLS Participants (including text, photographs, and all other data formats now known or hereafter invented) entered into OGAR MLS’s databases by OGAR MLS Participants and OGAR MLS, or on their behalf. Sold PRICES not to be publically displayed.

**OGAR MLS Policies:** The then-current OGAR MLS’s Rules and Regulations and any operating policies promulgated by OGAR MLS, as amended from time to time in OGAR MLS’s sole discretion.

**Participant:** This term has the meaning given to it in the OGAR MLS Policies. For purposes of this Agreement, “Participant” does not apply to

participants of MLSs other than OGAR MLS. 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 Missouri.

**Participant Data Use:** Any use of those portions of the OGAR MLS Data relating to Firm’s own listings.

**Permitted Use:** One or more of the following permitted data uses: Firm Internal Use, IDX, Participant Data Use or VOW as specified on the signature page and in Exhibit A.

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

**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://janemith.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”).

**Valuation:** An automated valuation model (AVM), broker price opinion (BPO), comparative (or comparable) market analysis (CMA) or similar product or service using OGAR MLS Data and possibly other data, provided it can fairly be characterized as a valuation of real property, and only to the extent permitted by the OGAR MLS Policies. An AVM need not include any human judgment or analysis.

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

### OGAR MLS’S OBLIGATIONS

2. OGAR MLS grants to Firm and Salesperson Party a terminable, non-transferable, non-exclusive, revocable, world-wide license to make copies of, display, perform, and make derivative works of the OGAR MLS Data for the Permitted Use, and the right to sublicense the same to Consultant, during the term of this Agreement, only to the extent expressly permitted by and subject at all times to the terms and restrictions of this Agreement and the OGAR MLS Policies; any other use of the OGAR MLS Data is hereby prohibited. Firm and Salesperson Party may sublicense its rights to Consultant, but not the right to sublicense, only so Consultant may provide services on behalf of Firm or Salesperson Party to exercise the Permitted Uses only to the extent expressly permitted by and subject at all times to the terms and restrictions of this Agreement and the OGAR MLS Policies; any other use of the OGAR MLS 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. OGAR MLS retains all rights not expressly granted herein.

3. OGAR MLS agrees to provide to Firm, Salesperson Party, and Consultant, during the term of this Agreement, (a) access to the OGAR MLS Data via the Data Interface under the same terms and conditions OGAR MLS offers to other OGAR MLS Participants; (b) seven days’ advance notice of changes to the Data Interface; and (c) seven days’ advance notice of changes to the OGAR MLS Policies to the extent they are applicable or

related to the Permitted Use. OGAR MLS does not undertake to provide technical support for the Data Interface or the OGAR MLS Data. The Data Interface, together with access to the OGAR MLS 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 OGAR MLS Data shall not constitute a default by OGAR MLS under this Agreement. OGAR MLS may use a third party contractor, determined in OGAR's sole discretion, to facilitate the data access and any other responsibilities or rights of OGAR MLS under this Agreement.

## **FIRM'S OBLIGATIONS**

4. Firm and Salesperson Party shall comply with the OGAR MLS Policies at all times. In the event of any perceived conflict between the OGAR MLS Policies and this Agreement, the OGAR MLS Policies shall govern. Additionally, Firm and Salesperson Party shall comply with all applicable laws, statutes, ordinances and regulations in performance of their respective obligations under this Agreement.

5. Firm and Salesperson Party shall use the OGAR MLS Data obtained under this Agreement for the Permitted Use only. Any other use is strictly prohibited. Firm and Salesperson Party shall not make the OGAR MLS Data or the Confidential Information available to any third party, including without limitation affiliates, franchisors, and subsidiaries, unless expressly authorized to do so under this Agreement. Firm and Salesperson Party may display or deliver the OGAR MLS Data on web sites, Mobile Applications, and Audio Devices only to the extent permitted by the OGAR MLS Policies and then only on a site or sites resident at the Second Level and Third Level Domain(s), Mobile Applications, and Audio Devices expressly 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 OGAR MLS Data are defined in the OGAR MLS Policies or in the terms of the participant and subscriber agreements between OGAR MLS Firm and Salesperson Party, or both. Firm and Salesperson Party shall not challenge or take any action inconsistent with OGAR MLS's ownership of or rights in the OGAR MLS Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

7. If OGAR MLS notifies Firm or Salesperson Party of a breach of the OGAR MLS 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 OGAR MLS under Paragraph 10.

8. Firm and Salesperson Party shall pay the fees, if any, that OGAR MLS (or its shareholder associations/MLSs) customarily charges other OGAR MLS Participants for data access. Firm and Salesperson Party acknowledge receipt of OGAR MLS's current schedule of such fees, if any. OGAR MLS 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. 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 OGAR MLS Policies within its control, whether committed by Firm, Salesperson Party, or Consultant, upon notice from OGAR MLS.

11. Consultant acknowledges that (as among the parties to this Agreement) Firm and OGAR MLS possess all right, title, and interest in all copyrights in the OGAR MLS Data. Consultant shall not challenge or take

any action inconsistent with OGAR MLS's and Firm's ownership of or rights in the OGAR MLS Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

12. Consultant shall not make the OGAR MLS Data or the Confidential Information available to any third party, including without limitation affiliates, franchisors, and subsidiaries, 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 OGAR MLS 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 separate contracts with OGAR MLS. 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 OGAR MLS terminating all of Consultant's access to the OGAR MLS 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. Consultant warrants that any effort or use of the OGAR MLS Data will not constitute patent infringement or other intellectual property rights of any third party. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity. Additionally, Consultant shall comply with all applicable laws, statutes, ordinances and regulations in performance of its respective obligations under this Agreement.

14. Consultant represents that it currently, and through the term of this Agreement, shall use industry best practices for firewalls and other network protocols to increase the security of its systems and shall employ reasonable physical, technical, and administrative security measures to protect the Confidential Information and prevent unauthorized third-parties from accessing and using the Confidential Information. Consultant will comply fully with all applicable laws, and regulations relating to personally identifiable information ("PII") and data privacy with regards to the Confidential Information. Consultant agrees that it will monitor and test its security protocols from time to time and adjust the same as necessary. In the event a security breach of Consultant's systems or use of the Confidential Information by unauthorized third parties, Consultant shall immediately notify OGAR MLS of such breach by confirmed email or confirmed telephone call. In the event of such security breach, Consultant will (i) cooperate with OGAR MLS at Consultant's expense to prevent or stop such a security breach; (ii) comply with all applicable laws and take appropriate steps to remedy such a security breach; (iii) indemnify, hold harmless and defend OGAR MLS against any and all loss, damage, claims, liabilities, or expenses, including reasonable attorneys' fees, arising out of or relating to a third party claim or suit from breach by Consultant of its obligations described in this paragraph.

15. Consultant shall pay the fees, if any, that OGAR MLS customarily charges other consultants for data access. Consultant acknowledges receipt of OGAR MLS's current schedule of such fees, if any. OGAR MLS may in its sole discretion establish or modify its schedule of fees upon 30 days' written notice to Consultant. Consultant shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

16. Consultant is surety for Firm's and Salesperson Party's obligations to pay fees under Paragraph 8. The provisions of the preceding sentence shall survive the expiration or other termination of this Agreement in perpetuity. Consultant shall notify OGAR MLS within five business days of any change to the information relating to it in this Agreement, including change of its corporate name or address.

## **AUDITS OF COMPLIANCE**

17. OGAR MLS may in its reasonable discretion conduct periodic compliance reviews of Firm's, Salesperson Party's, and Consultant's use of the OGAR MLS Data under this Agreement. Firm, Salesperson Party, and

Consultant will respond within 72 hours of any compliance inquiry by OGAR MLS. OGAR MLS may, or at its option may engage an independent third party to, review, inspect, and test the books, records, equipment, and facilities 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"). OGAR MLS 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 Consultant's web sites, Mobile Applications, Audio Devices, and systems to ensure that OGAR MLS Data is displayed in accordance with the OGAR MLS Policies; using all features available to end-users of Firm's, Salesperson Party's, and Consultant's systems that employ the OGAR MLS Data; and posing as consumers to register and test services Firm, Salesperson Party, and Consultant make available to consumers using the OGAR MLS Data. OGAR MLS 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 or Salesperson Party 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

18. 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

19. The term of this Agreement begins on the date that OGAR MLS signs it. 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 OGAR MLS; (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 IDX, VOW, or Valuation services to it; (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 29 and 32.

20. 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 OGAR MLS subsequently reinstates those privileges, this Agreement shall automatically be reinstated if OGAR MLS resumes its obligations under Paragraphs 2 and 3. In the event Firm, Salesperson Party, or Consultant breaches this Agreement and entitles OGAR MLS to terminate under Paragraph 19, OGAR MLS may in its sole discretion suspend its performance instead of terminating this Agreement. OGAR MLS 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 termination of this Agreement, Firm, Salesperson Party, and Consultant shall delete the OGAR MLS Data and any derivative works based on it (except the portions of it relating to Firm's own listings). In the event of any suspension of this Agreement, Firm, Salesperson Party, and Consultant shall make no further use of the OGAR MLS 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

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

22. **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.

23. **OGAR MLS's Remedies.** (a) Injunctive relief: Because of the unique nature of the OGAR MLS Data and Confidential Information, Firm, Salesperson Party, and Consultant acknowledge and agree that OGAR MLS 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 OGAR MLS for a breach. OGAR MLS 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 OGAR MLS, and without posting any bond. (b) Liquidated damages: Firm, Salesperson Party, and Consultant acknowledge that damages suffered by OGAR MLS from access to the OGAR MLS Data by an unauthorized third party as a result of disclosure of any passwords or an unauthorized disclosure of the OGAR MLS Data to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to OGAR MLS to enter into this Agreement, Firm, Salesperson Party, and Consultant agree that in the event Firm, Salesperson Party, Firm-Related Persons, or Consultant, or its employees, agents, or contractors, disclose any password to access the OGAR MLS Data or disclose the OGAR MLS 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 OGAR MLS for liquidated damages in the amount of \$5,000 for each such disclosure and termination of this Agreement. Liability of Firm, Salesperson Party, and Consultant under this paragraph is joint and several.

24. **Limitation of liability/exclusion of warranties. IN NO EVENT SHALL OGAR MLS BE LIABLE TO FIRM, SALESPERSON PARTY, OR CONSULTANT FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES (EVEN IF OGAR MLS 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 OGAR MLS 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 OGAR MLS, 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 OGAR MLS PROVIDES THE OGAR MLS 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. OGAR MLS SHALL NOT BE LIABLE TO FIRM, SALESPERSON PARTY, OR CONSULTANT FOR ANY CLAIM ARISING FROM INACCURACIES IN THE OGAR MLS DATA, ANY FAILURE TO UPDATE THE OGAR MLS DATA PROMPTLY, OR THE OGAR MLS DATA'S INADEQUACY FOR ANY PARTICULAR USE, WHETHER PERSONAL OR COMMERCIAL. OGAR MLS makes no warranty, including those regarding title, availability, or non-infringement, regarding trademarks licensed under this Agreement, if any.**

25. **Dispute resolution; Attorney's fees.** In the event OGAR MLS claims that Firm, Salesperson Party, or Consultant has violated the OGAR MLS Policies, OGAR MLS may, at its option, resolve such a claim according to the disciplinary procedures set out in the OGAR MLS Policies, provided

OGAR MLS 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, any controversy or claim to which Consultant is not a party arising out of or relating to this Agreement, or the breach thereof, 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 Missouri located in Jasper 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 OGAR MLS's disciplinary procedures or to arbitration. Non-binding mediation in good faith is a condition precedent to asserting any claim, whether in arbitration or the courts, under this Agreement, except that this condition shall not prevent OGAR MLS from exercising any of its rights under Section 23. If OGAR MLS prevails in an action or proceeding to enforce or interpret this Agreement or any provision hereof, it shall be entitled to reasonable attorney's fees and costs for the legal action.

26. **Indemnification.** Subject to Paragraph 24, in the event a party breaches any provision of this Agreement, that party (the Indemnifying Party) shall indemnify the other parties, their 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. Consultant indemnifies OGAR MLS, Firm, Salesperson Party, or customers of OGAR MLS, Firm, or Salesperson Party, to whom Consultant provides a product or service using OGAR MLS Data, against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from any third party claim of patent infringement. 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.

27. **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.

28. **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.

29. **Assignment.** Firm, Salesperson Party, and Consultant may not assign or otherwise transfer any of its respective rights or obligations under this Agreement to any other party. Any purported assignment or delegation by Firm, Salesperson Party, or Consultant in contravention of this paragraph is null and void, and shall immediately cause this Agreement to terminate.

30. **Entire Agreement; Amendment.** Subject to OGAR MLS Policies, this Agreement 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. In the event of any dispute regarding the interpretation of the terms of this Agreement, it shall not be construed for or against any party on the grounds that the Agreement was prepared by any one of the parties. OGAR MLS may amend this agreement by providing 30 days' advance notice of the amendment to all other parties; if any party continues to use the Data Interface or the OGAR MLS Data after the expiration of the 30-day notice period, that party will be deemed to have agreed to the terms as amended.

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

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 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.

(The remainder of this page intentionally left blank.)

# Ozark Gateway Association of REALTORS Participant Data Access 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 OGAR MLS 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 OGAR MLS and each additional Participant or amend this Agreement with OGAR MLS 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 Permitted Use(s) (check all that apply):**

OGAR IDX    OGAR VOW    OGAR Broker/Back Office Data    OGAR Broker/Participant Data Use

<p><b>OGAR MLS:</b> Ozark Gateway Association of REALTORS</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Name</p> <p>Date: _____</p> <p>(effective date of this Agreement)</p> <p><b>Contact for notices and operations matters</b></p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>	<p><b>CONSULTANT/VENDOR</b></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><b>Contact for notices and operations matters</b></p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Mailing: _____</p> <p>_____</p>
<p><b>FIRM/BROKER</b></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><b>Contact for notices and operations matters</b></p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Mailing: _____</p> <p>_____</p> <p>Second or Third Level Domain, Mobile Application, or Audio Devices:</p> <p>_____</p> <p><input type="checkbox"/> IDX   <input type="checkbox"/> VOW   <input type="checkbox"/> Participant Data Use</p> <p>(If more than one will be used, specify each in Exhibit A.)</p>	<p><b>SALESPERSON PARTY</b></p> <p>(If there is more than one, have each named and sign on Exhibit A.)</p> <p>_____</p> <p>Salesperson Party name</p> <p>_____</p> <p>Signature of Salesperson Party</p> <p><b>Contact for notices and operations matters</b></p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Mailing: _____</p> <p>_____</p> <p>Second or Third Level Domain, Mobile Application or Audio Devices:</p> <p>_____</p> <p><input type="checkbox"/> IDX   <input type="checkbox"/> VOW   <input type="checkbox"/> Participant Data Use</p> <p>(If more than one will be used, specify each in Exhibit A.)</p>

# Ozark Gateway Association of REALTORS Participant Data Access Agreement

## Exhibit A – Additional Requirements

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

_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW	<input type="checkbox"/> Participant Data Use
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW	<input type="checkbox"/> Participant Data Use
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW	<input type="checkbox"/> Participant Data Use
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW	<input type="checkbox"/> Participant Data Use
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW	<input type="checkbox"/> Participant Data Use
_____	<input type="checkbox"/> IDX	<input type="checkbox"/> VOW	<input type="checkbox"/> Participant Data Use

2. **Additional Salesperson Parties:** If there are two or more Salesperson Parties, each Salesperson Party after the first is identified by name here, and each must sign this Agreement. Each Salesperson Party listed here consents to OGAR MLS making communications and notices under this Agreement to Firm only. (Attached additional pages if necessary.)

_____	_____
Name	Signature
_____	_____
Name	Signature
_____	_____
Name	Signature
_____	_____
Name	Signature
_____	_____
Name	Signature
_____	_____
Name	Signature
_____	_____
Name	Signature

**As a reminder for IDX plus sold data requests for OGAR MLS:**

**As per NAR's MLS Handook Policy; Section 19.15**

A participant's VOW may not make available for search by or display to Registrants any of the following information:

- a) expired and withdrawn listings

Note: Due to the 2015 changes in IDX policy and the requirement that participants be permitted to make MLS listing information available to Registrants of VOW sites where such information may be made available via other delivery mechanisms, MLSs can no longer prohibit the display of pending ("under contract") listings on VOW sites.

- b) the compensation offered to other MLS participants

- c) the type of listing agreement, i.e., exclusive right-to-sell or exclusive agency

- d) the seller's and occupant's name(s), phone number(s), or e-mail address(es)

- e) instructions or remarks intended for cooperating brokers only, such as those regarding showings or security of listed property

- f) sales **price** if sold information is not publicly accessible in the jurisdiction of the MLS (*Amended 05/21*) \*

---

**\*Please Note: Jasper County and Newton County are non-disclosure counties in the state of Missouri. Sold DATA is available and may be displayed, but sold PRICES are not and may NOT be displayed.**