

Midwest Real Estate Data, LLC Participant Agreement

This **AGREEMENT** is made and entered into by Midwest Real Estate Data, LLC (“**MRED**”), with offices at 2443 Warrenville Road, Suite 600, Lisle, IL 60532, Illinois 81401; and the brokerage or appraisal company described on the signature page (“**Firm Participant**”) (Firm Participant is the brokerage or appraisal company to which Individual Participants are affiliated).

DEFINITIONS AND USAGE.

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

MRED Affiliates: MRED Affiliates means MRED and its officers, managers, employees, agents, representatives, licensors and shareholders.

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

MRED Policies: MRED’s then current operating agreement, rules and regulations, and policies and procedures adopted by MRED’s Board of Managers, as MRED amends them from time to time.

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

MRED Software: MRED’s proprietary web browser interface(s) to the MRED System.

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

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

Other Participants and Subscribers: All participants of MRED other than Firm Participant party to this Agreement; and all their employees, broker associates, appraisers, and assistants.

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

Reseller: The REALTOR® Association or other organization through which Subscriber receives the MRED Service.

Saved Information: Information that Subscribers store in the MRED 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.

Subscribers: Firm Participant’s employees, broker associates, appraisers, and assistants (whether licensed or unlicensed as real estate brokers 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.

MRED’S OBLIGATIONS.

3. Subject to the terms and conditions of this Agreement and the MRED Policies, MRED shall provide one unique user ID and password to each of the Subscribers that is authorized to obtain access to the MRED 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 MRED as set forth in the MRED Policies. The user ID and password will provide Individual Participants access to all data and functions in the MRED Service to which Individual Participants are entitled under the MRED Policies. MRED makes no warranties, however, that the MRED Service will be available at all times.

PARTICIPANT ACKNOWLEDGMENTS.

4. **Modifications to service.** MRED may, but is not required to, modify the MRED 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 MRED Service may be subject to agreements other than this Agreement and may require payment of additional fees.

5. **Editorial control.** MRED is not required to, and assumes no responsibility to, review, edit, or exercise editorial control over the MRED 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, MRED 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 MRED Policies or infringement of intellectual property right.

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 MRED Service. The prerequisites are set out in the MRED 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 MRED Service only if Firm Participant offers compensation to or accepts compensation from other principal brokers, unless permitted otherwise by MRED Policies.

7. **Saved Information.** Saved Information may not always be available to Firm Participant and may become available to unauthorized persons. MRED 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.** MRED reserves the right to distribute to third parties certain information about Firm Participant, including Firm Participant's and Individual Participants' names and business addresses, and phone numbers. MRED reserves the right to distribute to third parties aggregated information about Firm Participant's, Individual Participants, and Other Participants' and Subscribers' use of the MRED Service, but not about Firm Participant's or Individual Participants' use specifically.

9. **Disclosure to government.** Firm Participant acknowledges that MRED may provide government agencies access to the MRED Service if required by court order or subpoena.

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

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

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

FIRM PARTICIPANT'S OBLIGATIONS.

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

14. **Confidentiality.** Firm Participant shall maintain the confidentiality of its user ID and password. MRED 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 MRED Service or any part of it. To maintain the confidentiality of all user IDs, passwords, the MRED Database, and the MRED 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 MRED

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 Participant first gives reasonable notice to MRED to permit MRED 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 MRED Software, necessary for Participant's use of the MRED Service.

16. **Participant Contribution.** With regard to any Subscriber making a Participant Contribution to the MRED Service, Firm Participant warrants that the information submitted complies with the MRED 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 (e) warrants that the Participant Contribution does not infringe or violate any patents, copyrights, trademarks, trade secrets or other proprietary rights of any third party; (f) that there is no claim, litigation or proceeding pending or threatened with respect to the Participant Contribution; and (g) that Participant has the written consent of any party necessary to provide the Participant Contribution to MRED.

17. **Subscriber agreements.** Firm Participant shall ensure that each Subscriber who will have access to the MRED System or MRED Database, enters into a Subscriber agreement with MRED. 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 MRED Policies and with applicable laws. Firm Participant is liable for any Subscriber's breach of any agreement between the Subscriber and MRED relating to the MRED Service or violation of any of the MRED Policies as if Firm Participant had committed it.

19. **List of Subscribers.** Firm Participant shall ensure Reseller has a current list of all of Subscribers; Firm Participant shall inform Reseller 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 MRED System within such time as MRED shall provide in the MRED Policies. Pursuant to the MRED Policies, Firm Participant shall provide to MRED all documentation MRED 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 options on the signature page. If no election is indicated, or if both options are checked, then Participant is deemed to have selected Option 2.

22. **Other licenses.** MRED hereby grants Firm Participant a personal, non-exclusive, non-transferable, and royalty-free license during the term of this Agreement to use the MRED Software and the MRED Database (excluding the Participant Contribution) (collectively, the "Licensed Materials"), only to the extent expressly permitted by this

Agreement and the MRED 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 MRED Policies are prohibited. Title to the Licensed Materials remains at all times in MRED 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 MRED.

24. **Limitations on use by MRED.** MRED 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 MRED Service if Firm Participant has indicated in writing its desire to withhold the Participant Contribution from such third party after MRED 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 MRED that includes an offer of interbroker compensation are subscribers to the MRED Service.

FEES AND PAYMENT TERMS.

25. **Applicable fees.** No fees are due directly to MRED hereunder. Reseller is solely responsible for establishing the fees it charges for access to the MRED Service and for determining the means of collecting those fees. MRED does not control or fix the fees that brokers and salespersons pay to Reseller for access to the MRED Service. MRED may amend the fees it charges Reseller at any time subject to the terms of Paragraph 28.

26. **Payment terms.** Firm Participant agrees to pay all applicable fees according to Reseller when they come due according to Reseller's policies. Reseller may revise its schedule of fees at its sole discretion at any time, subject to its own policies. Reseller may suspend services to Firm Participant, Individual Participants, Subscribers, and their employees, contractors, salespeople, and assistants (whether licensed or unlicensed as real estate agents or appraisers) for failure to pay according to Reseller's policies.

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

28. **Taxes.** All fees for the MRED 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, Reseller and Firm Participant shall pay all such taxes and levies other than any tax or levy on the net income of MRED.

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

TERM AND TERMINATION.

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

31. **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 and Reseller if the breach or nonperformance has not then been remedied

32. **Termination for breach of MRED Policies.** Paragraph 31 notwithstanding, MRED may terminate this Agreement if Firm Participant fails to comply with the MRED Policies; if Firm Participant violates or is alleged to have violated the MRED 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 MRED Policies. If in MRED's judgment, however, a violation or alleged violation of the MRED Policies is resulting in a continuing harm to MRED or Other Participants or Subscribers, MRED may suspend Firm Participant's access to the MRED Database during the pendency of any hearing or appeal.

33. **Termination for failure to pay.** In the event Firm Participant fails to pay to Reseller any fees required under this or any Reseller Agreement, MRED or any Reseller may terminate service. In its sole discretion, MRED may suspend its performance under this Agreement rather than terminating it, in the event that Firm Participant fails to pay to Reseller any fees required under this or any Reseller Agreement.

34. **Termination without breach.** Either party may terminate this Agreement with or without cause, upon thirty days' written notice to the other and to Reseller.

35. **Events upon termination.** Promptly upon any termination or expiration of this Agreement, (a) MRED or Reseller 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 MRED Service; (b) Firm Participant shall purge all copies of the MRED Software and the MRED 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.

36. **Effect on Subscribers.** In the event of any termination or suspension of this Agreement, upon MRED notice to Subscriber, MRED may in its sole discretion suspend Subscriber access to MRED System or terminate Subscriber license and access agreements. If MRED does not exercise its right to suspend Subscriber access to the MRED 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.

37. **DISCLAIMER OF WARRANTIES.** MRED PROVIDES THE MRED SERVICE AND ALL COMPONENTS OF IT ON AN "AS IS," "AS AVAILABLE"

BASIS. USE OF THE MRED SERVICE AND THE INFORMATION AVAILABLE THROUGH THE MRED SERVICE ARE AT THE SOLE RISK OF FIRM PARTICIPANT. THE MRED AFFILIATES DO NOT WARRANT THAT THE MRED SERVICE WILL BE UNINTERRUPTED OR ERROR-FREE, AND THE MRED AFFILIATES MAKE NO WARRANTY AS TO THE ACCURACY, COMPLETENESS, CURRENCY, OR RELIABILITY OF ANY INFORMATION AVAILABLE THROUGH THE MRED SERVICE. THE MRED AFFILIATES EXPRESSLY DISCLAIM ANY AND ALL WARRANTIES WITH RESPECT TO THE MRED SERVICE AND THE INFORMATION AVAILABLE THROUGH THE MRED SERVICE, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The MRED Service may contain hyperlinks to web sites operated by parties other than MRED; MRED 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.

38. LIMITATIONS AND EXCLUSIONS OF LIABILITY. NONE OF THE MRED 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 MRED SERVICE, INCLUDING RELIANCE BY ANY SUBSCRIBER ON ANY INFORMATION OBTAINED THROUGH USE OF THE MRED SERVICE; MISTAKES, OMISSIONS, DELETIONS OR DELAYS IN TRANSMISSION OF SUCH INFORMATION; INTERRUPTIONS IN DATA CONNECTIONS TO THE MRED 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 MRED SERVICE AND RELATED INFORMATION, RECORDS AND PROGRAMS.

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

40. Indemnification. Firm Participant shall defend, indemnify and hold the MRED 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 MRED Affiliates or Other Participants and Subscribers arising from any acts of, or use of MRED Systems or MRED Database by, Firm Participant, [any Firm Participant's commonly owned or controlled firm](#), Individual Participant, or Subscribers, including [but not limited to](#) (a) putting inaccurate information into the MRED Service; (b) making unauthorized use of a Subscriber's password; (c) making unauthorized use of the MRED Database; (d) infringing any proprietary or contract right of any third party; (e) breaching any warranty under this Agreement; [\(f\) submitting or causing another to submit content to the MRED Database without sufficient rights](#); and [\(g\) violating this or any other Agreement or any law](#).

41. Acknowledgment. Firm Participant acknowledges that MRED 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.

42. Injunctive relief. Firm Participant acknowledges and agrees that the MRED Software and MRED Database are confidential and proprietary products of MRED 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 MRED Software or MRED Database, MRED 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.

43. Dispute resolution. In the event MRED claims that Firm Participant has violated the MRED Policies, MRED may, at its option, resolve such a claim according to the disciplinary procedures set out in the MRED Policies, provided MRED does not also base a claim that Firm Participant has breached this Agreement on the same facts. Any dispute, claim, or proceeding under this Agreement shall have jurisdiction and venue of the state and federal courts sitting in DuPage County, Illinois, and the parties hereby submit to personal jurisdiction in that venue.

44. Liquidated damages. Firm Participant acknowledges that damages suffered by MRED from access to the MRED 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 MRED Database to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to MRED 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 the MRED Service by an unauthorized third party, regardless of whether such disclosure is intentional, negligent or inadvertent, Firm Participant shall be liable to MRED for liquidated damages in the amount of \$15,000 (or the amount established in the MRED 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 MRED Database to any third party, Firm Participant shall be liable for liquidated damages in the amount of \$15,000 (or the amount established in the MRED Policies, whichever is greater) for each real estate listing disclosed and termination of this Agreement.

45. Legal fees. In the event of legal action between MRED and Firm Participant, or MRED and any Subscriber, on account of or in respect to this Agreement, if MRED is the prevailing party in such action, it shall be entitled to recover its reasonable attorneys' fees, costs and expenses incurred in such action. If MRED 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.

46. No third-party beneficiaries. This Agreement is entered into solely between, and may be enforced only by MRED 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. The foregoing notwithstanding, Reseller is a third-party beneficiary of this Agreement and the parties agree that Reseller may enforce those covenants herein of which Reseller is beneficiary.

47. **Interpretation and amendment.** Firm Participant expressly consents to the execution of amendments by electronic means (such as web site "click through" agreements). MRED 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 MRED Service or MRED 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. All amendments to this agreement must be approved by the MRED Board of Directors prior to their effective date. Should any purchase order, confirmation or acknowledgment of Firm Participant contain additional or different terms, those terms shall be considered proposals by Firm Participant which are hereby rejected.

48. **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. MRED may assign this Agreement in its sole discretion.

49. **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 37 through 41 is declared invalid or unenforceable by any court of competent jurisdiction, this Agreement and Firm Participant's access to the MRED Service shall immediately terminate.

50. **Governing law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Illinois applicable to contacts made and performed in Illinois, without regard to its conflicts of law and choice of law provisions.

51. **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; or (c) electronic mail, provided sender requests a delivery receipt. All notices are effective on the date of transmission,.