



KEYSAFE/LOCKBOX ADDENDUM AND TENANT PERMISSION TO ACCESS PROPERTY (C.A.R. Form KLA, Revised 4/05)

The undersigned seller and landlord _____ ("Owner") has entered into an agreement with _____ ("Broker") dated _____, to market for sale, lease or rent the real property located at _____ ("Property").

1. DISCLOSURES REGARDING ACCESS TO AND PROTECTION OF PROPERTY:

- A. A key safe/lockbox is designed to hold a key to the above Property, permitting access to the interior of the Property by Broker, other brokers and real estate licensees who are participants of the Multiple Listing Service(s) ("MLS"), authorized appraisers and inspectors, and accompanied persons interested in purchasing, leasing or renting the Property. These individuals may take videos or photographs of the Property.
B. Broker, cooperating brokers and other real estate licensees, the MLS and Associations/Boards of REALTORS® are not insurers against injury, theft, loss, vandalism, damage or other harm whether through the use of a key safe/lockbox or other means. Broker does not maintain insurance to protect Owner or other occupants.
C. Broker recommends that Owner and, if applicable, Tenant and other occupants of the Property maintain insurance and take any and all possible precautions and safeguards to protect themselves, other occupants and visitors, their property and belongings, including cash, jewelry, drugs, firearms, and other valuables located on the Property.

2. OWNER PERMISSION FOR USE OF A KEYSAFE/LOCKBOX:

Owner hereby authorizes Broker to use a key safe/lockbox. If the Property is tenant-occupied, Owner is advised that tenant permission may be required and is recommended. Owner acknowledges receipt of a copy of this document.

Date _____ Date _____
Owner _____ Owner _____
(Print Name) (Print Name)

3. TENANT PERMISSION TO ACCESS PREMISES:

I am the current tenant of the above referenced Property, and have read the disclosure statements above. In addition to any authority granted in the lease or rental agreement, I agree as follows:

- Broker may use a key safe/lockbox.
Broker may show Property as follows:
(For Single-Family Dwellings:) Broker may post a "FOR SALE", "FOR LEASE", "FOR RENT" or "SOLD" sign on the Property.

Tenant acknowledges receipt of a copy of this document.

Date _____ Date _____
Tenant _____ Tenant _____
(Print Name) (Print Name)

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Reviewed by _____ Date _____