

# RediSAFE Purchase Agreement

This Purchase agreement made this date \_\_\_\_\_ by and between the Salt Lake Board of REALTORS® (SLBR), and \_\_\_\_\_ herein referred to as “Holder” (who may be a sales agent, associate broker, appraiser or authorized affiliate member of the SLBR), and \_\_\_\_\_ herein referred to as “Broker” (Designated REALTOR®).

1. The price for each RediSAFE lockbox shall be \_\_\_\_\_.
2. **RediSAFE Receipt** - Holder hereby acknowledges receipt of keybox(es) listed on attached receipt.
3. **Repurchase of RediSAFE(s)** - The SLBR may, at its discretion, repurchase RediSAFE(s) at its determined market value according to value schedules, which will be prepared and maintained by the SLBR. Any warranty provided by RISCO will be administered by the SLBR.
4. **Use of RediSAFE(s)** - Holder agrees: (a) To use the RediSAFE in compliance with the rules and regulations as adopted by the SLBR as modified and published from time to time. (b) To NEVER place a key box on property along with a non-recording lockbox.. (c) To notify the SLBR immediately, in writing, of the loss or theft of the key box and the circumstances surrounding such loss or theft. Replacement will be the responsibility of the Holder. (d) To notify the SLBR immediately, in writing, if Holder sells, trades, or otherwise transfers RediSAFE(s) to another party. Such notice shall include the name of the transferee and the serial number(s) of the key box(es) transferred. (e) To comply with all security procedures for use of RediSAFE(s) as specified from time to time by the SLBR.
5. **Inspection and Audits** - SLBR shall have the right to inspect all RediSAFE(s) held by the Holder at all reasonable times and places. In addition, Holder agrees, if required by SLBR, to submit all key boxes for inspection on an annual basis for of RediSAFE audit and at any other time, upon oral request, if the SLBR believes that the integrity and security of the of RediSAFE(s) system is in jeopardy.
6. **Indemnification** - Holder covenants and agrees to indemnify and hold the SLBR, the participating Associations/Boards, their officers, directors, and employees harmless from any and all liability, claims, causes of action, suits, obligations, or demands asserted against the SLBR and/or the participating Associations/Boards as a result of Holder’s loss or use of the RediSAFE(s), including, but not limited to, attorneys’ fees incurred by the SLBR and/or participating Associations/Boards as a result of damages or injury to premises or persons arising out of the use by Holder or by any other person of the RediSAFE(s).
7. **Reimbursement** - Holder agrees to reimburse the SLBR for any and all expenses incurred by the SLBR attempting to enforce any or all of the terms and conditions herein against Holder as a result of Holder’s failure to act in accordance with this agreement. In the event the SLBR commences legal proceedings against Holder to enforce or interpret any of the provisions of this agreement, Holder agrees to pay all costs incurred by the SLBR together with reasonable attorney’s fees as determined by the court, both at trial and on appeal, if any.
8. **Authorizations** - Holder will secure authorization from the owner and/or tenant, if required by the tenant’s lease, in possession of any property listed for sale or lease prior to the installation and use of an electronic key box on such property. Extreme care should be taken to ensure that the property is secured and the of RediSAFE(s) is operating properly.
9. Any violation of any of the terms and conditions contained herein may result in a fine of \$100 or in the suspension and/or revocation of Holder’s key service.

DATED \_\_\_\_\_

By HOLDER \_\_\_\_\_

And Designated REALTOR®/Broker \_\_\_\_\_