

INTERNET DATA EXCHANGE PARTICIPATION AGREEMENT

This agreement permits you, as a Participant of the Allegheny Highland Association of Realtors® Multiple Listing Service, to share the Service's Internet Data Exchange ("IDX"), subject to the Service's Rules and Regulations.

The IDX is a compilation of current listings filed and maintained by the Service. By electing to share in the Service's IDX, a Participant may display an IDX feed on his or her own website. A Participant may also permit his or her agents to display an IDX feed on their own website. But it is each Participant who is ultimately responsible for ensuring the compliance of the Participant's websites as well as the websites of the Participant's agents. Section 15 of the Service's Rules and Regulations contains the rules about the use of IDX.

Section 1. Participant's Election and Use. Participant elects to share in the Service's IDX. Participant understands that other Participants sharing in the IDX will be permitted to advertise the Participant's current listings on the other Participants' own websites. Participant agrees that his or her use of the IDX will comply with the Service's Rules and Regulations, specifically Section 15.

Section 2. IDX Provider Summary Form. Upon entering an agreement with any third party to supply, provide or display the Service's IDX feed, Participant agrees to promptly submit to the Service the information about the IDX Provider contained on the attached "IDX Provider Summary Form". Participant agrees to promptly notify the Service of any changes to this information or to the Participant's website that materially affects the IDX feed's display.

Section 3. Use by Participant's Agents. Participant agrees that the or she is responsible for ensuring that the Participant's agents comply with the Service's Rules and Regulations, specifically Section 15. Before permitting any of his or her agents to display the IDX on their own websites, the Participant agrees it will have each such agent complete the attached "Agent Display Form" and promptly submit it to the Service.

Section 4. Compliance. Participant authorizes the Service to review the Participant's website to determine whether it complies with the Service's Rules and Regulations. Participant also authorizes the Service to review the Participant's agents' websites to determine whether they comply with the Service's Rules and Regulations. As permitted by the Service's Rules and Regulations, Participant authorizes the service to contact the IDX Provider and have the Participant's or Participant's agents' IDX feeds disconnected, as the case may be.

[signature page follows]

Broker of Record _____

E-Mail Address _____

Firm Name _____

Firm Street Address _____

Firm City, State & Zip _____

Firm Phone Number _____ **Fax** _____

Firm Website _____

Broker Signature _____ **Date** _____

What type of feed is required: RETS or

Web API

IDX PROVIDER SUMMARY

[PARTICIPANT]

IDX Provider's Company Name ProAgentWebsites.com

IDX Provider's Contact Person Douglas Greene

IDX Provider's Contact Phone Number 801-913-5869 Fax _____

IDX Provider's Contact Email Address dg@proagentwebsites.com

IDX Provider's Company Address 1468 Midway Ave., Ammon, Idaho 83406

IDX Provider's Company Phone Number 888-340-3669 Fax _____

IDX Provider's Company Website www.ProAgentWebsites.com

Broker of Record _____

Firm Name _____

Firm Website _____

NOT VALID WITHOUT AHAR STAFF SIGNATURE

Signature: _____ Date: _____

Participating Brokers who download the MLS listing database and then place that inventory on their Internet site shall conform to the following standards and guidelines and the MLS Rules & Regulations.

1. **Broker Reciprocity Agreement:** All Brokers must sign an IDX Agreement to either become an Internet Data Exchange Participant or opt out of becoming an IDX Participant. (See attached agreement.) The right to display other participating brokers' listings shall only apply to IDX offices holding full membership rights in AHAR MLS.
2. **Site Appearance and Control:** The site must be under the host MLS Participant's control and appear as the web site of the Participant or Participant's Licensee. Participants hereby warrant that the name(s) of all consultants (current and future) who are not employees of Participant will maintain a current Internet Data Exchange Agreement with the MLS Service. Upon receipt of the IDX Participation Agreement and the required **\$175 compliance fee**, the MLS service will notify the MLS vendor to release the requested data.

Corrective action for misrepresenting information on IDX participation agreements:

- 1st offense results in warning and the need to correct within 2 business days
- 2nd offense \$1000 fine & suspension of IDX feed for 1 year
- 3rd offense subject to termination of MLS rights, privileges and services with no right to reapply for 3 years. (Adopted 02/15)

Note: Subscriber/Participant will be required to pay any and all costs incurred by AHAR as a result of the corrective actions.

3. **General Information:** Each Participating Broker's public web site may contain the same fields of information as those which are provided by the Participating Broker to the MLS Internet provider, with the exception of the following fields of information, which have been designated as "confidential" by the Board of Directors.

Confidential fields not to be shown to the public on IDX websites:

1. Owners name*
2. Owners phone number*
3. Instructions
4. Bonus
5. Types of Listings: Exclusive Right to Sell, Exclusive Agency
6. Buyer agent, dual/variable rate
7. Transaction Licensee, dual/variable rate
8. Seller agent, dual/variable rate
9. Buyer agent commission %
10. Selling Fee
11. Minimum commission
12. Lease fee
13. Days on market
14. Occupancy
15. Effective date and expiration date

*May be placed within "Instructions" field for exclusive agency listings, so agents (only) can access showing instructions. One Participating Broker may not modify or manipulate the data relating to another Participating Broker's listing. In addition, a detailed display of one Participating Broker's listing on another Participating Broker's web site may only contain, inside the body of the display page, the information of the Participating Broker whose listing is being displayed and may not include any contact information or branding of the Participating Broker who owns the web site upon which that listing is displayed. For purposes of this paragraph, the "body of the display page" is defined as the framed space whose borders are delimited by the utmost extent in each direction of the listing text and photo data.

2. **Disclaimer:** Appearing on the Internet site shall be the following disclaimer: IDX information is provided by the Allegheny Highland Association of REALTORS® MLS, exclusively for consumers' personal, non-commercial use, it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All information provided is deemed reliable but is not guaranteed accurate by the Allegheny Highland Association of REALTORS® MLS and should be independently verified. No reproduction, distribution, or transmission of the information at this site is permitted without the written permission from the Allegheny Highland Association of REALTORS® MLS.

**If Pending or Sold Data is to be Included,
Broker Must Complete and Sign This Section**

Please indicate with a checkmark which types of data you want included in the feed:

Pending and/or **Sold**

I, _____ as Broker of Record, authorize pending and/or sold listings to

be displayed on website: _____ . Data fields

permitted for display of pending and/or sold listings is inclusive to all data permitted for active listings plus

sold date and price.

Broker of Record Printed Name _____

Broker of Record Signature _____

Firm Name _____