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LOCKBOX APPROVAL AND HOLD HARMLESS AGREEMENT

By listing your property with a member of RAYAC, there are many services available to you. One of these services is the use of a “lockbox.” To help you understand how this service works, we have prepared the following information.

What is a lockbox?

A lockbox is an electronically operated metal box that a REALTOR® can attach to your property. It often is placed on the doorknob. The lockbox holds your house key and is opened by a special electronic key.

This key is an electronic device which requires the use of a PIN number and a weekly renewal. Keys are issued to members of the REALTORS® Association of York & Adams Counties as well as to REALTORS® from surrounding areas. All prospective key holders must sign an agreement to abide by the rules and regulations of RAYAC’s lockbox program.

How is it used?

REALTOR® firms attach a lockbox on all or most of the homes for sale in the area and place the house key inside. Then qualified members of RAYAC are issued a key that opens all of the lockboxes. When an agent has a prospective buyer for the home, the agent can use the lockbox to enter the home and to show it to the prospective buyer.

Use of a lockbox is not mandatory. However, its use provides greater accessibility to the property by those authorized to use a lockbox. It provides greater exposure of your home to prospective buyers because your house key will always be available to authorized agents.

In addition to agents making use of the lockbox, with the permission of the seller, authorized affiliates may also gain access to the property.

Is it secure?

A small risk may be inherent in any home which is for sale, whether or not a lockbox is used. Agents and authorized affiliates who participate in the lockbox system have been specially educated in the use of lockboxes in an effort to provide the greatest amount of security to each property. To eliminate any undue risk, whether or not your home has a lockbox, you are requested to keep all valuables out of sight and put away - preferably in a safe deposit box.

One Day Showing Codes

Most REALTORS® have an electronic key. There are some agents who do not. The lockbox allows the listing agent to create a one day showing code for those agents, appraisers and contractors who do not have an electronic key to open the lockbox. The one day code expires at midnight on the day it was created. The use of a one day showing code on a property can be a higher risk of security as anyone who obtains the code will be able to open the lockbox on the day it was created.

_____(Sellers Initials), By initialing this paragraph the seller understands the risks of using a one day showing code and authorizes their listing agent to generate one day showing codes following the procedures outlined in RAYAC’s Lockbox Rules and Regulations.

How can I protect my privacy?

Each listing contains specific showing instructions. Each REALTOR® has been educated to follow these instructions and other procedures to provide the greatest amount of privacy. Before showing or gaining access to your property, agents and authorized affiliates are required to contact the listing office which, in turn, will contact you.

RAYAC only endorses SentiLock lockboxes. Photos of these boxes are shown below.



Seller hereby authorizes the use of the lockbox as above-referenced. Seller hereby releases the REALTORS® Association of York & Adams Counties from all damages or losses that may result from any negligence, loss or misuse of the lockbox, without limitation, the use or misuse of the One Day Showing Codes.

Seller’s Signature: _____ **Date** _____

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