

AGREEMENT TO USE KLEARD NOW TECHNOLOGY

Kleard Now is a technology that uses an app in conjunction with a smart lock to give verified buyers instant access into a property when the listing agent or a buyer's agent gives approval remotely through the app. This should increase the number of showings for a property by making it more accessible.

Kleard Now offers the following benefits:

- Buyers can search for homes on the app and quickly identify which homes are instantly accessible. There's no need to schedule appointments or wait for a real estate agent to come open the door. If the home is occupied, the real estate agent will confirm a time with the seller when the buyer can come back to tour the home and the buyer can then request self tour access for the real estate agent to approve.
- A buyer must first be verified, or Kleard (cleared), before they can request access to a home (the types of verification methods included are: cell phone, email, driver's license, photo of buyer, and GPS tagging). This will help increase the level of safety and security.
- Buyers who request access will be required to accept liability for damage and injury they cause.
- There can only be one active showing at any given time, meaning if a buyer is already touring the home, the app will not allow another buyer to request access if the first buyer has not completed their showing. Only one buyer per group needs to request access.
- Sign riders can be added to directional signs and a yard sign. This gives your home more opportunities for showings from buyers who see the signs.
- Buyer feedback is required after each showing for potential better insights.
- Kleard Now homes can be toured all day, every day, from 7am-8pm. If the home is occupied, scheduling will be required as mentioned above and seller agrees to remove items they consider to be of value from the home.

By signing below, seller(s) gives permission to listed brokerage and listing agent to: use Kleard Now technology on their property, allow approved buyers access into the home without an agent present, add Kleard Now sticker decals on/in the home for streamlined showings, and if the house is vacant, seller agrees to turn off the main water valve and thaw out any freezers to avoid water damage. Sellers waive any claim against Kleard, Inc. and listing firm, their agents and employees, relating to allowing prospective buyers to access the home without an agent present, unless such claim is the result of gross negligence.

Kleard Now compatible deadbolt will be installed Kleard Now compatible keybox will be installed

Answer only if using deadbolt Seller will install deadbolt Locksmith will install deadbolt

Deadbolt will stay with home after closing Deadbolt will be removed from home before closing

Property Address: _____ MLS #: _____

SELLER: Name: _____ Signature: _____ Date: _____

SELLER: Name: _____ Signature: _____ Date: _____

LISTING AGENT:

Name: _____ Brokerage Firm: _____

Signature: _____ Date: _____