

# KEYSAFE/LOCKBOX/ONE DAY CODE/ ADDENDUM AND PERMISSION TO ACCESS PROPERTY

(SCSP FORM KLA2, Revised 1/15)

The undersigned seller and landlord \_\_\_\_\_ ("Owner")  
has entered into an agreement with **SoCal Superior Properties Inc.** ("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 keysafe/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. Broker does not have the ability to control or block the taking of and use of images by any such persons.

B: Broker recommends any and all entries should access the keysafe, regardless of whether Seller wants to be present during showings, to (1) prove their identity and ensure safety and (2) properly account for all access. Anyone unable to access keysafe should have a ONE DAY CODE.

C: ONE DAY CODE: Broker recommends that a ONE DAY CODE be issued to anyone that does not have access to keysafe. Broker further recommends that any out of area real estate agents, contractors, inspectors, etc, without keysafe access, "Call Listing Agent for a one day code before approaching the property". Seller authorizes, SoCal Superior Properties Inc. and company listing agent to publish this disclosure in showing instructions and offer one day codes to ensure accountability & safety by initialing \_\_\_\_\_ APPROVED. OR Seller DOES NOT want codes provided \_\_\_\_\_ REJECTED.

D. MLS rules require a keysafe/lockbox placed on the property to be an MLS approved access device in accordance with the rules of the MLS where the listing has been submitted. Generally, an MLS approved access device is one (i) that is specifically authorized by the MLS or (ii) where use of it provides reasonable and timely access to listed property in accordance with the standards required by the MLS.

E. 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 keysafe/lockbox or other means. Broker does not maintain insurance to protect Owner or other occupants.

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**Valencia Office:** 23890 Copper Hill Drive \* Suite 265 \* Valencia, CA 91355  
**Palmdale Office:** 1008 W. Avenue M-14 \* Suite A \* Palmdale, CA 93551

***SoCalSuperiorProperties.com Office: 877-622-5736***

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F. Broker recommends the Owner and if applicable, Tenant and other occupants of the Property maintain homeowners or contents insurance and take any and all possible precautions and safeguards to protect themselves, other occupants, 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 keysafe/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: \_\_\_\_\_

### 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 rental agreement, I agree as follows:

- Broker may use a keysafe/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: \_\_\_\_\_

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Decide with Confidence



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