SAMPLE FOR REVIEW ONLY · NOT FOR SIGNATURE · Your agreement is issued for signature when you list a vacancy

TruPropio, LLC

Rental MLS Listing Agreement

For Lease · Self-Managed Landlord or Property Manager · Exclusive Agency · Listing stays live while your TruPropIO plan is active

AT SIGNING	LISTING TERM	WHEN IT LEASES
$398 starter: this listing + first 2 months of your plan	While your TruPropIO plan is active	$0, no success fee

After the first 2 months, the TruPropIO plan continues at $49 per month for up to 10 doors, or $99 per month for 11 to 100 doors, billed separately under the TruPropio Terms of Use. Later listings while the plan is active start at $199 and drop to $139.30 with volume (Section 1).

1. Fees

- **$398 starter at signing**, covering this MLS lease listing and the first 2 months of LANDLORD's TruPropIO plan. Non-refundable once the listing is live in the MLS. If LANDLORD's TruPropIO plan already has 2 or more paid months, there is no starter: this listing is $199, and later listings follow the schedule below. Otherwise the $398 starter applies and prepays LANDLORD's next 2 plan months.
- **After 2 months.** The TruPropIO plan continues at $49 per month for up to 10 doors, or $99 per month for 11 to 100, billed monthly under the TruPropio Terms of Use until LANDLORD cancels it. Later listings while the plan is active are priced by how many LANDLORD has started in the plan's current 12-month period, counting the listing in the starter as the 1st: $199 for the 2nd, $169.15 for the 3rd, $159.20 for the 4th, $149.25 for the 5th, and $139.30 each from the 6th. The count resets each plan year.
- **No success fee.** No commission, no percentage of rent, and no fee when the Property leases.

Why the $398 is paid up front. Putting a listing on the MLS has a real cost to TruPropio: onboarding, MLS data entry by our MLS team, required addenda and landlord support. Most rentals lease within weeks, so the starter covers that cost and the first 2 months of the plan, even if the home leases quickly. LANDLORD initials: _____ _____

The only other fees LANDLORD may owe are:

- $20 for each rent change beyond three in any 30-day period (other edits may be combined into one request per 30 days at no charge)
- $250 if a required Lead-Based Paint Disclosure is not signed and uploaded within 5 days of listing
- Reimbursement ($150–$500) of any MLS fine or extra administrative cost caused by LANDLORD's late status reporting (Section 5)

LANDLORD(s), please initial here: _____ _____

2. Property and Authority

Property address and unit: _____

Monthly rent: $_____, set solely by LANDLORD. Lease terms advertised (term, deposit, pets, utilities, available date) are as stated in the MLS listing.

Who is LANDLORD. LANDLORD is the owner of the Property, or a property manager signing for the owner. A property manager signing this Agreement represents that it holds a current Florida real estate license where required and has the owner's written authority to lease and market the Property, and will provide that authority to BROKER on request.

Owner's authorization to market. BROKER will not submit the listing until the owner's authorization to market is signed and on file. LANDLORD represents that leasing the Property is permitted by any mortgage, condominium or homeowners' association rules that apply, and will obtain any association approval of the tenant the rules require.

3. Term, TruPropIO Plan, and Cancellation

Term. This Agreement begins on the start date written here, _____ (or the date of MLS entry). The listing stays live for as long as LANDLORD's TruPropIO plan is active, until the Property is leased, LANDLORD withdraws it, or BROKER withdraws it under this Agreement. It does not renew, and no further listing fee is charged while it stays live.

Plan required. The first 2 months of the TruPropIO plan are prepaid in the $398 starter. After that the plan is $49 per month for up to 10 doors or $99 per month for 11 to 100 doors (101 or more by separate agreement), billed monthly under the TruPropio Terms of Use. A door is one rentable unit with its own ShowingBee showing code (a house, a condominium, or each unit in a multi-unit building), counted whether vacant or leased until LANDLORD archives it. If LANDLORD's plan ends, is canceled or goes unpaid, BROKER will give notice and then withdraw the listing from the MLS within 24 hours, and this Agreement ends. The starter, and any later-listing fee, are not refunded.

Leased. When LANDLORD accepts a tenant, LANDLORD reports it within 24 hours (Section 5) and BROKER changes the MLS status. Listing the Property again later, for example after the tenant moves out, is a new listing at the later-listing price in Section 1 while the plan is active, or a new $398 starter if the plan has ended.

Cancellation. LANDLORD may withdraw the listing at any time in the TruPropIO workspace or by written notice to the address in Section 9. BROKER withdraws it from the MLS within 24 hours and this Agreement ends. There is no cancellation fee. The starter (including the 2 prepaid plan months) and any later-listing fee are not refunded. Canceling this listing does not cancel the TruPropIO plan, which LANDLORD manages separately.

LANDLORD(s), please initial here: _____ _____

4. Exclusive Agency and Limited Services

This is an Exclusive Agency listing: LANDLORD lists the Property on the MLS through BROKER only, and may lease to a tenant LANDLORD finds without paying BROKER anything more.

BROKER provides: MLS entry, maintenance and syndication; the Listing Builder; required MLS addenda signed by BROKER the same day (next business day on weekends); status changes within 24 hours of LANDLORD's report; and concierge support (not AI).

BROKER does not: show the Property, screen or select tenants, collect or hold rent or deposits, negotiate the lease, or manage the Property. BROKER is not LANDLORD's property manager.

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LANDLORD handles: inquiries and showings, tenant screening and every leasing decision, the lease, move-in and the tenancy. LANDLORD may use the application, lease and handoff tools included in the TruPropIO plan; those tools support LANDLORD's decisions and do not make them.

Tenant's broker. Whether to pay a tenant's broker, and how much, is LANDLORD's decision and obligation. Any such compensation is negotiable, is not set by law, and is not advertised in the MLS.

5. Landlord Responsibilities

- **Fair housing.** LANDLORD will advertise, show, screen and lease in compliance with federal, state and local fair housing laws, using the same written criteria for every applicant. Assistance animals are not pets and are never charged pet fees.
- **Contact and showings.** LANDLORD is the contact for all inquiries and showings and will respond promptly. If LANDLORD is unreachable for more than 3 days, BROKER may pause the listing until LANDLORD responds.
- **Self-guided tours and lockboxes.** LANDLORD decides whether to allow self-guided tours, approves each one, and allows them only for vacant homes. LANDLORD accepts the risks of showings, self-guided tours and lockbox use, and should change any fixed lockbox code after self-guided tours.
- **Status reporting.** Within 24 hours, LANDLORD reports in the TruPropIO workspace every status change (pending, leased, withdrawn), with the details the MLS requires: rent, lease start date and term, and the tenant's broker if any. If LANDLORD does not, BROKER will give notice and a chance to cure where MLS timing allows, and may then suspend the listing.
- **Disclosures.** LANDLORD gives the tenant all disclosures the law requires, including, for homes built before 1978, the federal Lead-Based Paint Disclosure, and the Florida radon notice and security-deposit disclosures in the lease. Check the requirements for the Property with your attorney.
- **Listing accuracy.** When the listing is live, BROKER emails LANDLORD a link to it. LANDLORD has 72 hours to report errors in the TruPropIO workspace; BROKER corrects confirmed errors within 24 hours. If LANDLORD does not report an error within 72 hours, the listing is deemed accurate as entered.

LANDLORD(s), please initial here: _____ _____

Photos, Content, and Copyright

Copyright claims are federal claims (17 U.S.C. § 501 et seq.). A copyright owner, often a photographer from a prior listing, may seek statutory damages of up to $150,000 per work for willful infringement, plus attorney's fees. Because LANDLORD supplies the listing content, LANDLORD agrees:

- **Only content LANDLORD owns or paid for.** LANDLORD will upload only photos, video, virtual tours, floor plans and descriptions that LANDLORD created, or purchased with the written right to use them to market the Property. LANDLORD will not copy photos or text from a prior listing, a builder or any website without that right.
- **Proof before publishing.** Before content is published, LANDLORD certifies in the TruPropIO workspace that LANDLORD created it or uploads the receipt and written permission. BROKER may request proof at any time and may remove content, or withdraw the listing, if proof is not provided.
- **License to BROKER.** LANDLORD grants BROKER a non-exclusive, royalty-free license to use LANDLORD's content in the MLS, on TruPropio and ShowingBee platforms and with syndication partners, and to keep copies as required by law or MLS rules.
- **Defend and indemnify.** LANDLORD will defend TruPropio, LLC and its broker, agents, employees and affiliates against any third-party claim that content LANDLORD supplied infringes a copyright or other right, and will pay

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resulting damages, settlements, MLS fines, attorney's fees and costs. These obligations survive the end of this Agreement.

LANDLORD(s), please initial here: _____ _____

6. Broker Authorization

LANDLORD authorizes BROKER to list the Property for lease in the MLS, on TruPropio platforms and with syndication partners; to advertise the rent, terms, description and photos LANDLORD provides; and to report the lease to the MLS. BROKER carries Errors & Omissions insurance.

ShowingBee. The Property's rental page, showing code, tour booking and renter verification run on ShowingBee, LLC, a separate technology company and sister company of BROKER, partly owned by BROKER's founder. ShowingBee is not a brokerage. LANDLORD authorizes BROKER to share the listing details, showing instructions and showing activity ShowingBee needs, as described in the TruPropio Terms of Use (trupropio.com/terms). Renters pay ShowingBee directly for any identity check or screening pass; BROKER receives no part of those fees.

7. Brokerage Relationship and Disclosures

Transaction Broker Notice. As a transaction broker, TruPropio, LLC and its associates owe LANDLORD limited representation: dealing honestly and fairly; accounting for all funds; using skill, care and diligence; disclosing known facts that materially affect the value of residential property and are not readily observable; presenting all offers and counteroffers in a timely manner unless directed otherwise in writing; limited confidentiality, unless waived in writing; and any additional duties agreed to in writing. Neither party is responsible for the licensee's acts, and both give up the right to the licensee's undivided loyalty. These duties do not expand the services in Section 4.

Compensation. Notice to Landlord: a broker's compensation is fully negotiable and is not set by law.

Funds. BROKER does not collect or hold rent, application fees, holding deposits or security deposits. Any of these are paid to LANDLORD's own account.

8. Indemnification

LANDLORD will hold TruPropio, LLC and its brokers, agents and affiliates harmless from losses arising from LANDLORD's negligence, misrepresentations, undisclosed material facts about the Property, screening or leasing decisions, fair housing violations, or failure to meet LANDLORD's obligations under this Agreement, including resulting MLS fines. TruPropio recommends LANDLORD consult a real estate attorney about the lease and Florida landlord-tenant law.

LANDLORD(s), please initial here: _____ _____

9. General Terms

Florida law governs. Venue for any dispute is Pinellas County, Florida, and both parties waive trial by jury. If any provision is invalid, the rest remains in effect. This Agreement and the TruPropio Terms of Use (trupropio.com/terms) are the entire agreement; if they conflict, this Agreement controls. Notices go to TruPropio, LLC, 3110 First Ave N, Ste 2M 2FL PMB 1051, St. Petersburg, FL 33713. BROKER will provide LANDLORD a signed copy within 24 hours of signing.

LANDLORD phone: _____ Email: _____

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Mailing address: _____

Everyone with an ownership interest or authority to lease must sign, or a property manager with written authority. If you do not understand this Agreement, consult an attorney before signing.

LANDLORD signature _____ Date _____

LANDLORD signature _____ Date _____

Property manager (if signing for the owner) _____ License no. _____

BROKER: TruPropio, LLC, by _____ Date _____

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