



**APPLICATION FOR MLS-ONLY SUBSCRIPTION**  
*For Non-REALTOR® Real Estate Agents (Thompson)*

Name		License #	
Office Name			
Personal Mailing Address			
City		State	Zip
Cell	Home		Personal Fax (if applicable)
Email		Website	
Preferred Phone	<input type="checkbox"/> Cell	<input type="checkbox"/> Office	<input type="checkbox"/> Home
Preferred Mailing	<input type="checkbox"/> Office	<input type="checkbox"/> Personal	
<b>Optional Information</b>			
Date of Birth		How long have you been engaged in the real estate business?	
How long with current real estate firm?		How long with previous real estate firm (if applicable)?	

**Application for MLS-Only Subscription (Thompson)**  
**Page Two**

I, \_\_\_\_\_, hereby apply for subscription to Capital Area Technology and REALTOR® Services, Inc.'s (CATRS) Multiple Listing Service, as maintained by the Tallahassee Board of REALTORS® (TBR). I have included with my application appropriate payment to TBR. In the event of non-election, only my annual fees will be returned to me.

I hereby certify that the foregoing information furnished by me is true and correct, and I agree that failure to provide complete and accurate information as requested, or any misstatement of fact, shall be grounds for revocation of my MLS subscription, if granted. I further agree that, if accepted, I shall pay the fees as from time to time established. Finally, my initial and continued payment of fees will serve as confirmation of my active Florida real estate license and commitment to abide by CATRS MLS Rules and Regulations.

***NOTE:** Payments to CATRS or the Tallahassee Board of REALTORS® are not deductible as charitable contributions. Such payments may be deductible as an ordinary and necessary business expense. **No refunds.***

By signing below, I acknowledge that access to and use of the MLS is contingent on compliance with the rules and regulations. Further, I consent that the Tallahassee Board of REALTORS® and its subsidiaries, (e.g., CATRS, Foundation) may contact me at the specified address, telephone numbers (voice/text), fax numbers, email address or other means of communication available. This consent applies to changes in contact information that may be provided by me to the Association(s) in the future. This consent recognizes that certain state and federal laws may place limits on communications that I am waiving to receive all communications as part of my membership.

\_\_\_\_\_  
Signature Date

**BROKER SIGNATURE REQUIRED**

Broker Name: \_\_\_\_\_

*I understand that as the Qualifying Broker of the above signed sales associate I am responsible for their MLS-related financial obligation, and I agree to notify CATRS and TBR if they are terminated from my office.*

Broker Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## 2025 MLS Education Requirement

### MLS and Your Liability (3 hours CE credit)

Required of all new MLS participants and subscribers, this course provides agents a comprehensive look at the Tallahassee Board of REALTORS® MLS Rules and Regulations to further mitigate risk of liability to the agent, office, and Association.

Registration fee: \$80 advance; \$90 day of class. For your convenience you can register online at [www.TBRnet.org](http://www.TBRnet.org) for class.

*Class time 1 – 4 p.m., at the TBR office or virtually. See TBR calendar for dates*

I have read the above requirements and understand I must complete this mandatory class within the next four months, and to do so will need to attend the class on one of the dates listed below or complete the distance learning exam with a passing grade of 75%.

MLS & Your Liability: \_\_\_\_\_

Name (Please Print) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

*(Current as of 12/31/2024)*



**CATRS** CAPITAL AREA TECHNOLOGY  
& REALTOR® SERVICES

A Subsidiary of  Tallahassee  
BOARD OF REALTORS®

### **Subscriber Agreement**

The MLS has not previously had a subscriber agreement with the agents that are authorized to utilize the system. The purpose of the agreement is to protect the users, Capital Area Technology & REALTOR® Services, and the Tallahassee Board of REALTORS® from liability and to clearly communicate the definitions, obligations, fees, and term of the agreement. All users of the MLS will be required to agree to the terms in a click-through process upon logging into the system beginning August 1, 2019.

### **Frequently Asked Questions**

**What is a subscriber?** All users of the MLS are subscribers to the system. Additionally, each office has a designated broker that is the Participant in the system.

**Do I have to agree to the terms?** Yes, if you wish to utilize the CATRS MLS.

**Does this agreement limit the way I currently use the system?** No, all features are still available; once you agree, the entire system will continue to be available to you.

**Is this the only agreement I will have to “sign?”** Participants (main brokers) will have an additional agreement that will be signed through Form Simplicity. Once available, Participants will be contacted separately.

# Capital Area Technology & REALTOR® Services, Inc.

## MLS Subscriber Agreement

This agreement is a binding contract and includes terms limiting your legal rights and CATRS's liability to you. Consult your attorney before signing if you do not understand any of the terms here.

This "Agreement" is made between Capital Area Technology & REALTOR® Services, Inc. ("CATRS") with offices at 1029 Thomasville Rd, Tallahassee, FL 32303, and you ("You" or "Subscriber"). By clicking "I Agree", You agree to the following terms:

### DEFINITIONS AND USAGE

1. **Definitions.** For purposes of this Agreement, the following terms shall have the meanings set forth below.

**CATRS Affiliates:** CATRS Affiliates means CATRS and its officers, directors, employees, agents, representatives, licensors, and shareholders.

**CATRS Database:** All data available to Subscriber on the CATRS System, including the Subscriber Contribution and all other text, binary, and photographic image data, in any form now known or hereafter discovered.

**CATRS Policies:** CATRS's then current bylaws, rules and regulations, and policies and procedures promulgated by CATRS, as CATRS amends them from time to time.

**CATRS Service:** The services that CATRS provides to Subscriber under this Agreement and similar services CATRS provides to third parties under similar agreements, including any access or license to the CATRS Software, the CATRS Database, and the CATRS System.

**CATRS Software:** CATRS's proprietary web browser interface(s) to the CATRS System.

**CATRS System:** The aggregate of all hardware, software, and data connection systems that CATRS maintains, or that CATRS contractors maintain on its behalf, in support of the Tallahassee Area Commercial MLS in order to make access to the CATRS Database available to Subscriber.

**Firm Participant:** The brokerage or appraisal company to which Individual Participants are affiliated and has executed a Participant Agreement with CATRS.

**Individual Participant:** With regard to each office of Firm Participant, the principal broker or appraiser manager that supervises Subscriber's real estate activities and on whose behalf Subscriber conducts those real estate activities.

**Other Participants and Subscribers:** All participants, subscribers, and users of CATRS not party to this Agreement, including solely for purposes of this Agreement, Firm Participants' employees, contractors, salespeople, and assistants (whether licensed or unlicensed as real estate agents or appraisers).

**Saved Information:** Information that Subscriber stores in the CATRS System for his/her own later use that is not intended by him/her to be available to CATRS's Other Participants and Subscribers, including client prospect and contact information.

**Schedule of Fees:** CATRS's document that establishes the fees for CATRS Service.

**Subscriber Compilation Contribution or "SCC."** All selection, coordination, and arrangement by Subscriber of listing information submitted, contributed, or input in the CATRS System, including the choice, classification, categorization, ordering, and grouping of material or data that is included in the CATRS System. SCC does not include original text or photographs.

**Subscriber Contribution:** All data that the Subscriber submits, contributes, or inputs in the CATRS System, including text, photographs, images, and other materials, in any form now known or hereafter discovered, except the SCC.

2. **Usage.** The following usages apply to any interpretation or construction of this Agreement, unless the context clearly indicates otherwise.

- (a) Wherever the term "including" is used, it means "including, but not limited to."
- (b) The singular and plural numbers and masculine, feminine, and neuter genders of words are interchangeable.
- (c) Wherever the term "law" is used, it means all statutes, regulations, and common law, both state and federal, as they are amended. Without limiting the generality of the foregoing, "law" expressly includes all state and federal fair housing statutes and regulations.

### CATRS'S OBLIGATIONS

3. CATRS shall provide one unique user ID and password to Subscriber. The user ID and password will provide Subscriber access to all data and functions in the CATRS Service to which Subscriber is entitled under the CATRS Policies. CATRS may require Subscriber to change Subscriber's password at any time. CATRS makes no warranties, however, that the CATRS Service will be available at all times. CATRS may use a third party contractor, determined in CATRS's sole discretion, to facilitate its responsibilities under this Agreement.

### SUBSCRIBER ACKNOWLEDGMENTS

4. **Modifications to service.** CATRS may, but is not required to, modify the CATRS Service, including removing information and making additional information available, and adding and removing system functions. Certain products and services made available in conjunction with the CATRS Service may be subject to agreements other than this Agreement and may require payment of additional fees.

5. **Editorial control.** CATRS is not required to, and assumes no responsibility to, review, edit, or exercise editorial control over the CATRS Database or the Subscriber Contribution; use of either is subject to the exclusions of warranties and limitations of liabilities set forth in this Agreement. The foregoing notwithstanding, CATRS may take any steps necessary in its judgment, including deleting the Subscriber Contribution or portions thereof, to avoid or remedy any violation of law, breach of the CATRS Policies or infringement of intellectual property right. Additionally, CATRS shall have the right to alter and/or remove metadata and copyright management information contained in the Subscriber Contribution.

6. **Conditions of service.** Subscriber must be affiliated with Individual Participant and Firm Participant at all times during the term of this Agreement. Subscriber may enter and retrieve active listing information on the CATRS Service only if Firm Participant meets the qualifications in the CATRS Policies. Subscriber will comply at all times with (a) the CATRS Policies, and (b) all applicable laws, statutes, ordinances and regulations in performance of their obligations under this Agreement, including the Fair Housing Act (42 U.S.C. §3601 et. seq.) and the Americans with Disabilities Act (42 U.S.C. §12101 et. seq.).

7. **Saved Information.** Saved Information may not always be available to Subscriber and may become available to unauthorized persons. CATRS is not liable for unauthorized access to or loss of Saved Information. Subscriber is responsible for retention of any information that may be necessary to reconstruct Saved Information if it is lost or destroyed.

8. **Disclosure to third parties.** CATRS reserves the right to distribute to third parties certain information about Subscriber, including Subscriber's name and business address, phone number and email address. CATRS reserves the right to distribute to third parties aggregated information about Subscriber's, Firm Participant's and Other Participants' and Subscribers' use of the CATRS Service, but not about Firm Participant's or Subscriber's use specifically.

9. **Disclosure to government.** Subscriber acknowledges that CATRS may provide government agencies access to the CATRS Service at any time in CATRS's sole discretion.

10. **Priority of agreements.** Subscriber's access to the CATRS Service is subject at all times to the limitations set out in the CATRS Policies and the Participant Agreement between CATRS and Firm Participant. In the event of an apparent conflict between those documents and this Agreement, Subscriber's obligations and rights shall be determined, in order of precedence, by the CATRS Policies, the Firm Participant Agreement between CATRS and Firm Participant, and by this Agreement.

11. **IDX and VOW data access subject to separate agreement; third party TOU.** Subscriber acknowledges that access to CATRS' IDX or VOW database and data feeds can occur only upon execution of a separate written agreement between CATRS and Subscriber, as applicable. Subscriber acknowledges that access to third-party software offered via CATRS Service may be subject to separate third-party terms of use ("Other TOUs"). For the avoidance of doubt, Subscriber shall be subject to the terms and conditions of this Agreement as well as any Other TOUs for those products and services to which they apply.

## SUBSCRIBER'S OBLIGATIONS

12. **Use limited; Compensation Disclaimer.** Subscriber shall use the CATRS Service solely for the purpose of selling, listing, leasing, valuing, and appraising real estate strictly as permitted by the CATRS Policies. Except as expressly provided in this Agreement and the CATRS Policies, Subscriber shall not copy, create derivative works of, distribute, perform, or display the CATRS Service or any part of it. Subscriber acknowledges the following statements and may not communicate with any consumer in any manner that contradicts any of the following statements or brings them into doubt:

(a) A broker's compensation and fees for services are not set by law and are fully negotiable.

(b) A broker's compensation for services rendered to a seller or for services rendered to a buyer is solely a matter of negotiation between the broker and their client, and is not fixed, controlled, recommended, or maintained by any persons not a party to the brokerage service agreement.

(c) The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and/or seller, and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker and/or seller.

13. **Confidentiality.** Subscriber shall maintain the confidentiality of its user ID and password and the CATRS Database and not provide its user ID and password to any third party. To maintain the confidentiality of all user IDs, passwords, the CATRS Database, and the CATRS System, Subscriber shall take the greater of reasonable care or the care it takes to protect its own confidential information. Subscriber shall not make any user IDs, passwords, the CATRS Database, or the CATRS System available to any third party, including without limitation affiliates, franchisors, subsidiaries, or Other Participants and Subscribers, unless expressly authorized to do so under this Agreement or the CATRS Policies. Failure to comply with this provision will result in a significant fine, as set forth in the CATRS Policies. Subscriber may disclose confidential information under this Agreement if, and to the extent, the order of a court or other tribunal with jurisdiction requires disclosure; provided however, Subscriber first gives reasonable notice to CATRS to permit CATRS to seek a protective order.

14. **Equipment.** Subscriber shall acquire and maintain all personal computers, modems, data connections, and computer software, other than the CATRS Software, necessary for Subscriber's use of the CATRS Service.

15. **Subscriber Contribution.** When making a Subscriber Contribution to the CATRS Service, Subscriber warrants that the information submitted complies with all applicable laws, statutes, ordinances and regulations and the CATRS Policies in all respects, including with regard to (a) required data fields; (b) format of submission; (c) permitted and required listing types; and (d) procedures for submission. Subscriber warrants that the Subscriber Contribution does not infringe or violate any patents, copyrights, trademarks, trade secrets or other proprietary rights of any third party; and that there is no claim, litigation, or proceeding pending or threatened with respect to the Subscriber Contribution.

## INTELLECTUAL PROPERTY

16. **Subscriber assignment or license.** Depending on the election Firm Participant has made in Section 21 of the Participant Agreement between Firm Participant and CATRS, the following shall apply:

(a) If Firm Participant has selected Option I, Subscriber hereby unconditionally assigns to CATRS all right, title and interest in the Subscriber Contribution, including, without any limitation, any copyrights therein under U.S. and international copyright law. To the extent that Subscriber has also purported to assign its interests in the Subscriber Contribution to Firm Participant, the assignment in this paragraph is null and void. To the extent that Subscriber does not possess the rights to permit the foregoing assignment, Subscriber hereby grants to CATRS a non-exclusive, perpetual, world-wide, transferable, royalty-free license to reproduce, prepare derivative works of, distribute, display, perform and license (including sublicenses through multiple tiers) the Subscriber Contribution.

(b) If Firm Participant has selected Option II, Subscriber hereby grants to CATRS a non-exclusive, perpetual, world-wide, royalty-free license to reproduce, prepare derivative works of, distribute, display, perform and license (including sublicenses through multiple tiers) the Subscriber Contribution and those portions of the CATRS Database relating to Subscriber's listings.

17. **Warranty.** Subscriber warrants that it has the authority to make the assignment in Paragraph 16. Subscriber warrants that (a) the Subscriber Contribution does not infringe on the copyright or other intellectual property rights of any third party; and (b) Subscriber has the written consent of any party necessary to provide the Subscriber Contribution to Firm Participant and CATRS.

18. **Other terms.** Pursuant to the CATRS Policies, the SCC shall be a work made for hire by Subscriber for the benefit of CATRS, which shall be deemed the SCC's author for purposes of copyright law. If for any reason the SCC cannot be provided as a work made for hire, you agree to assign and hereby do assign to CATRS all right, title and interest in the SCC, including, without any limitation, any copyrights therein under United States and international copyright law. CATRS hereby grants Subscriber a license to use the CATRS Software and the CATRS Database during the term of this Agreement, subject to the permission of Firm Participant and according to the terms of the CATRS Policies. All other uses are prohibited.

## **FEES AND PAYMENT TERMS**

19. **Applicable fees.** Subscriber shall pay the fees set forth in CATRS's official Schedule of Fees which CATRS may amend at any time subject to the terms of Paragraph 23.

20. **Payment terms.** Subscriber shall pay the fees according to the terms set out in the CATRS Policies.

21. **No refunds.** CATRS need not refund or pro-rate fees in the event of termination or suspension of this Agreement unless the CATRS Policies provide otherwise. Initiation fees, if any, are not refundable.

22. **Taxes.** All fees for the CATRS Service are exclusive of federal, state, municipal or other governmental excise, sales, value-added, use, personal property and occupational taxes, excises, withholding obligations and other levies now in force or enacted in the future and, accordingly, Subscriber shall pay all such taxes and levies other than any tax or levy on the net income of CATRS.

23. **Fee increases.** CATRS may amend the Schedule of Fees at any time at its sole discretion. CATRS shall provide written notice to Subscriber at least thirty days in advance of the effective date of any fee increase. If Subscriber objects to the increase, Subscriber may terminate this Agreement by written notice to CATRS at any time before the effective date of the increase.

24. **Fines.** CATRS may collect fines from Subscriber and from Firm Participant on Subscriber's behalf for violation of the CATRS Policies. Payment terms for fines are set out in the CATRS Policies. CATRS may amend its schedule of fines and terms for collecting them at its sole discretion at any time.

## **TERM AND TERMINATION**

25. **Term.** This Agreement shall commence when you click "I Accept" below and shall continue thereafter on a month-to-month basis until terminated.

26. **Termination for breach.** CATRS may terminate this Agreement with notice if Subscriber fails to comply with the terms of this Agreement or of the CATRS Policies.

27. **Termination of Participant.** In the event of any termination of Firm Participant's Participant Agreement, all affiliated subscriber licenses and access agreements, including this Subscriber Agreement, will automatically terminate. In the event of any suspension of Firm Participant's Participant Agreement, CATRS may in its sole discretion suspend Subscriber access to CATRS System. If CATRS does not exercise its right to suspend Subscriber access to the CATRS System, this Agreement shall continue in full force. The subparagraph of Section 16 of this Agreement in effect at the time of the termination or suspension of the Firm Participant's Participant Agreement shall be binding on the parties to this Agreement for its duration.

28. **Termination for failure to pay.** In the event Subscriber fails to pay any fees required under this Agreement, CATRS may terminate service without being subject to arbitration. In its sole discretion, CATRS may suspend its performance under this Agreement rather than terminating it, in the event that Subscriber fails to pay any fees required under this Agreement.

29. **Termination for convenience.** Either party may terminate this Agreement upon thirty days' written notice to the other party. Subscriber may not terminate this Agreement so long as Subscriber remains affiliated with Individual Participant for which Firm Participant is responsible subject to a Participant Agreement with CATRS, except as otherwise permitted under CATRS Policies.

30. **Events upon termination.** Promptly upon any termination of this Agreement, (a) CATRS shall deactivate Subscriber's user ID and password, and Subscriber shall have no further access to the CATRS Service; (b) Subscriber shall purge all copies of the CATRS Software and the CATRS Database from Subscriber's personal computers; (c) all licenses granted hereunder shall immediately terminate, except the license to the Subscriber Contribution in Paragraph 16(b) and (d) Subscriber will not be permitted to be affiliated with Firm Participant or any other participant of CATRS unless a new subscriber agreement between Subscriber and CATRS is executed.

## **DISCLAIMER, LIMITATION OF LIABILITY, AND INDEMNIFICATION**

31. **DISCLAIMER OF WARRANTIES.** CATRS PROVIDES THE CATRS SERVICE AND ALL COMPONENTS OF IT ON AN "AS IS," "AS AVAILABLE" BASIS. USE OF THE CATRS SERVICE AND THE INFORMATION AVAILABLE THROUGH THE CATRS SERVICE ARE AT THE SOLE RISK OF SUBSCRIBER. THE CATRS AFFILIATES DO NOT WARRANT THAT THE CATRS SERVICE WILL BE UNINTERRUPTED OR ERROR-FREE, AND THE CATRS AFFILIATES MAKE NO WARRANTY AS TO THE ACCURACY, COMPLETENESS, CURRENCY, OR RELIABILITY OF ANY INFORMATION AVAILABLE THROUGH THE CATRS SERVICE. THE CATRS AFFILIATES EXPRESSLY DISCLAIM ANY AND ALL WARRANTIES WITH RESPECT TO THE CATRS SERVICE AND THE INFORMATION AVAILABLE THROUGH THE CATRS SERVICE, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The CATRS Service may contain third party content, including hyperlinks to web sites operated by parties other than CATRS; CATRS does not control such third party content, including web sites, is not responsible for their contents, does not endorse the third party content providers, including web sites or contents, and may have no relationship with the sites' operators.

32. **LIMITATIONS AND EXCLUSIONS OF LIABILITY.** NONE OF THE CATRS AFFILIATES SHALL BE LIABLE TO SUBSCRIBER OR ANYONE ELSE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES THAT RESULT FROM THE USE OF, OR INABILITY TO USE, THE CATRS SERVICE, INCLUDING RELIANCE BY SUBSCRIBER ON ANY INFORMATION OBTAINED THROUGH USE OF THE CATRS SERVICE; MISTAKES, OMISSIONS, DELETIONS OR DELAYS IN TRANSMISSION OF SUCH INFORMATION; INTERRUPTIONS IN DATA CONNECTIONS TO THE CATRS SERVICE; AND VIRUSES OR FAILURES OF PERFORMANCE; WHETHER CAUSED IN WHOLE OR PART BY NEGLIGENCE, ACTS OF

GOD, DATA CONNECTION FAILURE, OR THEFT OF, DESTRUCTION OF, OR UNAUTHORIZED ACCESS TO THE CATRS SERVICE AND RELATED INFORMATION, RECORDS AND PROGRAMS.

33. **MAXIMUM AGGREGATE LIABILITY.** IN NO EVENT SHALL CATRS BE LIABLE TO SUBSCRIBER FOR ANY AMOUNT IN EXCESS OF THE GREATER OF (A) THE FEES FIRM PARTICIPANT, INDIVIDUAL PARTICIPANT, OR SUBSCRIBER HAS PAID CATRS, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR DAMAGES; OR (B) \$100.

34. **Indemnification.** Subscriber shall defend, indemnify and hold the CATRS Affiliates and Other Participants and Subscribers harmless from and against any and all liability, damages, loss or expense (including reasonable fees of attorneys and other professionals) in any claim, demand, action or proceeding initiated by any third-party against the CATRS Affiliates or Other Participants and Subscribers arising from any acts of Subscriber, including (a) putting inaccurate information into the CATRS Service; (b) making unauthorized use of Subscriber's password; (c) making unauthorized use of the CATRS Database; (d) infringing any proprietary or contract right of any third party; (e) breaching any term of this Agreement; and (f) violating this or any other agreement or any law.

35. **Acknowledgment.** Subscriber acknowledges that CATRS has set its fees and other charges in reliance on the disclaimers of warranty and limitations and exclusions of liability set forth in this Agreement and that the same form an essential basis of the bargain between the parties.

## DISPUTES AND REMEDIES

36. **Injunctive relief.** Subscriber acknowledges and agrees that the CATRS Software and CATRS Database are confidential and proprietary products of CATRS and that in the event there is an unauthorized disclosure of them by Subscriber, no remedy at law will be adequate. Subscriber therefore agrees that in the event of such unauthorized disclosure of CATRS Software or CATRS Database, CATRS may obtain injunctive relief or other equitable remedies against Subscriber in addition to all available remedies at law, without any showing of actual damages or posting any bond or security of any kind.

37. **Dispute resolution.** In the event CATRS claims that Subscriber has violated the CATRS Policies, CATRS may, at its option, resolve such a claim according to the disciplinary procedures set out in the CATRS Policies, provided MLS does not also base a claim that Subscriber has breached this Agreement on the same facts. Except as provided in this paragraph and in Paragraph 28, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association ("AAA") under its Commercial Arbitration Rules, including the Expedited Procedures where applicable, the Optional Procedures for Large Complex Commercial Disputes where applicable, and the Optional Rules for Emergency Measures of Protection (collectively, the "Arbitration Rules"). Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction over the parties. Unless all parties to the dispute agree otherwise, any arbitration hearing or proceeding hereunder shall be held in Leon County, Florida, except that it may be held by telephone where the Arbitration Rules expressly so permit. Subscriber agrees to submit any disputes or claims under this Agreement not subject to arbitration to the jurisdiction and venue of the state and federal courts sitting in Leon County, Florida.

38. **Liquidated damages.** Subscriber acknowledges that damages suffered by CATRS from access to the CATRS Service by an unauthorized third party as a result of disclosure of Subscriber's password or an unauthorized disclosure by Subscriber of the CATRS Database to a third party would be speculative and difficult to quantify. Accordingly, as a material inducement to CATRS to enter into this Agreement with Subscriber, Subscriber agrees that (a) in the event that any disclosure of Subscriber's password results in access to the CATRS Service by an unauthorized third party, regardless of whether such disclosure is intentional, negligent or inadvertent, Subscriber shall be liable to CATRS for liquidated damages in the amount of \$5,000 (or the amount established in the CATRS Policies, whichever is greater) and termination of this Agreement; and (b) in the event that Subscriber makes unauthorized disclosure of any portion of the CATRS Database to any third party, Subscriber shall be liable for liquidated damages in the amount of \$5,000 (or the amount established in the CATRS Policies, whichever is greater) for each real estate listing disclosed and termination of this Agreement.

39. **Legal fees.** In the event of legal action or arbitration between CATRS and Subscriber, on account of or in respect to this Agreement, the prevailing party in such action or arbitration shall be entitled to recover its reasonable attorneys' fees, costs and expenses incurred in such action or arbitration.

## MISCELLANEOUS

40. **No third-party beneficiaries.** This Agreement is entered into solely between, and may be enforced only by, CATRS and Subscriber, and this Agreement shall not create or be construed to create any rights in any home owner, home seller, home purchaser, board or association, or other third party.

41. **Interpretation and amendment.** Subscriber expressly consents to the execution of amendments by electronic means (such as web site "click through" agreements). CATRS may amend this Agreement by providing thirty days' advance notice of the amendment to Subscriber. If Subscriber continues to use the CATRS Service or CATRS Database after the expiration of the thirty-day notice period, Subscriber will be deemed to have agreed to the terms as amended. Except as provided in this paragraph, this Agreement may not be amended except by written instrument executed by both parties.

42. **Assignment.** Neither this Agreement nor any obligations or duties hereunder may be assigned or delegated by Subscriber. Any purported assignment or delegation in contravention of this section is null and void.

43. **Integration and severability.** This Agreement contains the entire understanding of the parties and supersedes all previous oral and written agreements on the subject hereof. In the event of any dispute regarding the interpretation of the terms of this Agreement, it shall not be construed for or against any party on the grounds that the Agreement was prepared by any one of the parties. Each provision of this Agreement is severable from the whole, and if one provision is declared invalid, the other provisions shall remain in full force and effect. The foregoing notwithstanding, if any provision of Paragraph 31 through 35 is declared invalid or unenforceable by any court of competent jurisdiction, this Agreement and Subscriber's access to the CATRS Service shall immediately terminate.

44. **Governing law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida applicable to contracts made and performed in Florida, without regard to its conflicts of law and choice of law provisions.

45. **Notice.** Any notice required or permitted to be given under this Agreement shall be in writing and delivered via (a) U.S. Mail, postage paid and return receipt requested; (b) express mailing service with confirmation of receipt; (c) facsimile transmission, provided sender obtains confirmation of transmission; or (d) electronic mail, provided sender requests a return receipt. All notices are effective on the date of receipt or three days after transmission, whichever is earlier.

Having read this Agreement, You assent to its terms by clicking "I Agree".