

**REALTORS Association of Northeast Wisconsin MLS, Inc.**  
**RANW MLS Firm/Office Data Access Request for WIREX IDX, VOW, or BBO**

Under this Agreement, **FIRM IS PERMITTED TO WORK ONLY WITH THE CONSULTANT/VENDOR NAMED HERE.** If Firm chooses to engage a different consultant/vendor or additional consultants/vendors, or changes the data options/URLs/Applications selected and detailed on page 2 of this request, Firm must enter into a new version of this Agreement with RANW MLS and each such consultant/vendor.

Under this Agreement, **CONSULTANT/VENDOR IS PERMITTED TO WORK ONLY WITH THE FIRM PARTY NAMED HERE.** Consultant/vendor may not use data obtained under this Agreement to provide any services to Participants other than this Firm and the data options/URLs/Applications selected and detailed on page 2 of this request. This form is not to be used to request data services for a Salesperson Party.

Signatures below affirm agreement to terms of the RANW MLS Rules & Regulations as well as to the Data Access Agreement attached.

**MLS Member FIRM (All fields must be completed)**

MLS Firm/Office Name (print): \_\_\_\_\_

MLS Firm/Office **MLS Firm ID#** (not license number): \_\_\_\_\_ Date: \_\_\_\_\_

Name of Owner or Officer or MLS Participant: \_\_\_\_\_

Signature of Owner or Officer or MLS Participant: \_\_\_\_\_

Email Contact for Notices and Operations Matters: \_\_\_\_\_

**DATA CONSULTANT / VENDOR:** (The Data Consultant/Vendor is the company that will be using the credentials provided to access RANW or WIREX data from the servers. If there is no outside data consultant and the member company will do their own data programming in-house, please indicate here by checking \_\_\_\_\_, **none.**)

Consultant/Vendor Company Name: \_\_\_\_\_

Name of Owner or Officer: \_\_\_\_\_ Signature of Owner/Officer: \_\_\_\_\_

Email contact for technical notices and operation matters: \_\_\_\_\_

Telephone Number for technical notices and operations matters: \_\_\_\_\_

**WEBSITE DESIGNER / VENDOR:** (For IDX or VOW website, *only needed if different from Data Consultant/Vendor above*)

Consultant/Vendor Company Name: \_\_\_\_\_

Name of Owner or Officer: \_\_\_\_\_ Signature of Owner/Officer: \_\_\_\_\_

Email contact for technical notices and operation matters: \_\_\_\_\_

Telephone Number for technical notices and operations matters: \_\_\_\_\_

**RANW MLS: REALTORS Association of Northeast Wisconsin MLS, Inc.**

MLS Signature: \_\_\_\_\_ Date (effective date of this Agreement): \_\_\_\_\_

W6124 Aerotech Drive, Appleton, WI 54914 \* (920) 707-9900

Return completed forms to: [datafeed@ranw.org](mailto:datafeed@ranw.org)

# REALTORS Association of Northeast Wisconsin MLS, Inc.

## RANW MLS Firm/Office Data Access Request for WIREX IDX, VOW, or BBO

MLS Firm/Office Name: \_\_\_\_\_ MLS Firm/Office MLS ID# : \_\_\_\_\_

**PLEASE NOTE:** Each data service is distinguished not only by the specific MLS data that is included, but **by the purpose for which it may be used**, as well as the license rights and MLS Rules that apply. Each option is treated separately and is specific in its rights and restrictions. Each option may only be used as stated and **may not be repurposed or otherwise redistributed except as provided**. Fees are invoiced to the MLS Company and are due as outlined in the RANW MLS Rules. Set-up fees are not refundable.

**All RETS data access options are RESO Compliant.** No programming code is included. It will be incumbent upon the Vendor to understand how to access, pull, and update data, as well as how to program search functionality and display options that comply with RANW MLS Rules and Regulations.

Data Feed Fee Schedule is available here: [http://www2.ranw.org/pdf2/RANWMLS\\_DataFeedsOptions\\_Fee%20Schedules.pdf](http://www2.ranw.org/pdf2/RANWMLS_DataFeedsOptions_Fee%20Schedules.pdf)

Fees effective February 1, 2023

WIREX Options for RANW MLS Member Firms/Offices	Initial Set-up Fee	Monthly Charge
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### WIREX Internet Data Exchange (IDX) Data:

WIREX is a shared database containing listings from multiple MLSS, **including RANW MLS**. Internet Data Exchange is a service where MLS brokers who participate in IDX grant reciprocal permission to advertise on IDX Participants' company websites those RANW MLS listings they include in the IDX database. The WIREX IDX database is available only to brokers in MLSS who participate in WIREX, and only for display on their Company websites (WIREX IDX is not available for Agent websites.) IDX Participation is subject to the IDX Rules as outlined in the RANW MLS Rules & Regulations, Section 20, and NAR policies. WIREX data is only available via RETS; an API option is being worked on.

_____ WIREX IDX Data Access via RETS (Active, Pending, Sold listings)	\$250	\$25
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### WIREX Virtual Office Website (VOW):

WIREX is a shared database containing listings from multiple MLSS, **including RANW MLS**. This WIREX option provides access to the MLS data of MLSS participating in WIREX to qualifying Virtual Office Websites (VOWs). A VOW is an online brokerage website that complies with detailed requirements of VOW policies as defined by the National Association of REALTORS and as outlined in the RANW MLS Rules & Regulations, Section 21. WIREX data is only available via RETS; an API option is being worked on.

_____ WIREX VOW Data Access via RETS	\$300	\$25
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### Information below is REQUIRED FOR ALL IDX AND VOW REQUESTS:

IDX or VOW Website URL: \_\_\_\_\_

Non-Public Staging Site Access Information: \_\_\_\_\_

Will a site registration pop-up be used on the live site? YES NO Is registration optional? YES NO

WIREX Broker Back Office (BBO) Data Request:	Initial Set-up Fee	Monthly Charge
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Broker Back Office (BBO) for use only per MLS Rules for Broker Management, CRM, Productivity, and Statistical Analysis with in-office applications. The BBO may not be redistributed for any other use, may not be used on a website, and is subject to any and all RANW MLS or WIREX rules governing use of MLS data. The WIREX BBO uses a VOW data set. Valuation Data Use (AVM) is now under BBO data feeds. WIREX data is only available via RETS; an API option is being worked on.

_____ WIREX Broker Back Office (BBO) Data Access via RETS	\$300	\$25
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Explanation of Data Use: \_\_\_\_\_

# REALTORS® Association of Northeast Wisconsin MLS, Inc.

## MLS Participant AND Agent/Salesperson Data Access Agreement

This **AGREEMENT** is made and entered into by REALTORS® Association of Northeast Wisconsin MLS, Inc. ("**RANW MLS**"), with offices at W6124 Aerotech Drive, Appleton, WI 54914; the real estate brokerage firm identified as "Firm" on the Data Access Request Form ("**Firm**"); the Salesperson affiliated with Firm that are identified on the Data Access Request Form, if any (collectively the "**Salesperson**"); and the individual or business association identified as "Consultant" on the Data Access Request Form, if any ("**Consultant**") for data services as indicated on the applicable Data Request Form.

### DEFINITIONS

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

**Audio Device:** Any audio delivery of IDX data authorized by RANW MLS Policies and listed in Exhibit A that are not web sites or Mobile Applications. "Audio Device" does not include mass media delivery of RANW MLS Data.

**Confidential Information:** "Confidential Information" means information or material proprietary to a party or designated "confidential" by the party and not generally known to the public that the other parties may obtain knowledge of or access to as a result of this Agreement. Confidential Information includes, but is not limited to, the following types of information (whether in oral, visual, audio, written or other form): (a) all RANW MLS Data, except to the extent to which this Agreement and the RANW MLS Policies permit its disclosure; (b) IP addresses, access codes and passwords; (c) any information that RANW MLS obtains from any third party that RANW MLS treats as proprietary or designates as Confidential Information, whether or not owned or developed by RANW MLS; (d) any information designated as confidential or private by any applicable state, federal, local or other law, regulation or directive; and (e) any claims and evidence presented by any party in any arbitration under this Agreement. Confidential Information does not include information that is or becomes publicly available by other than unauthorized disclosure by the receiving party; independently developed by the receiving party; received from a third party who has obtained and disclosed it without breaching any confidentiality agreement; or already possessed by the receiving party at the time of its disclosure.

**Data Access Request Form:** The completed form that accompanies this Agreement and specifies the Permitted Use, which is signed by parties. The current forms are available at ranw.org.

**Data Interface:** The transport protocols and data storage formats provided by RANW MLS for use by Firm, Salesperson, and Consultant; RANW MLS may modify the Data Interface in its sole discretion from time to time.

**Firm BBO Use:** Firm's use and display of portions of RANW MLS Data under the "broker back office" provisions of RANW MLS Policies that (a) exposes RANW MLS Data and derivatives of it only to Firm, Firm-Related Persons, and Firm's bona fide clients as established under state law; or (b) exposes RANW MLS Data and derivatives of it in marketplace statistical analyses and reports to the extended permitted by RANW MLS Policies. "Derivatives" of RANW MLS Data include any subset of data or aggregation of values derived from the RANW MLS Data. The RANW MLS Policies determine whether Firm BBO Use includes and permits Firm and Salesperson advertising or making representations about specific properties that are listed with other participants or that were sold by other participants.

**Firm-Related Persons:** Consultant, if any, and employees of Firm who are not Salespersons or broker/managers.

**IDX:** Use and display of portions of the RANW MLS Data under the Internet Data Exchange provisions of the RANW MLS Policies.

**Mobile Applications:** Any displays of IDX data authorized by RANW MLS Policies and listed on the Data Access Request Form that are not web sites. "Mobile Applications" does not include mass media display of RANW MLS Data.

**Participant:** This term has the meaning given to it in the RANW MLS Policies. For purposes of this Agreement, "Participant" does not apply to participants of MLSs other than RANW MLS. Where applied in this Agreement to Participants other than Firm, "Participant" also includes Salespersons affiliated with those Participants for whom the Participants are responsible under the laws of the State of Wisconsin.

**Participant Data Use:** Any use of those portions of the RANW MLS Data relating to Firm's own listings.

**Permitted Use:** One or more of the following permitted data uses: Firm BBO Use, IDX, Participant Data Use, or VOW as specified on the data request form.

**RANW MLS Data:** Data relating to real estate for sale, previously sold, or listed for sale, and to RANW MLS Participants (including text, photographs, and all other data formats now known or hereafter invented) entered into RANW MLS's databases by RANW MLS Participants and RANW MLS, or on their behalf.

**RANW MLS Policies:** The then-current RANW MLS's Rules and Regulations, as amended from time to time, and any operating policies and procedures promulgated by RANW MLS, as amended from time to time in RANW MLS's sole discretion.

**Salesperson:** Any person holding a real estate license in Wisconsin who is not a Participant but who is subject to a Participant's supervision under the laws of Wisconsin.

**Second Level Domain:** "Second Level Domain" has the meaning given to it in this paragraph. "**URL**" means a web address, including the "http://" and any material appearing after a slash in the address. "**Domain Name**" means a URL, less the "http://" and any material appearing to the right of the next slash ("/") in the address. (So for example, in the URL "Http://janesmith.abcrealty.com/homepage.html", the Domain Name is "JANESMITH.ABCREALTY.COM".) "**Top Level Domain**" means the portion of the Domain Name to the right of the right-most period. (In the example, "COM".) "**Second Level Domain**" means that portion of a domain name to the left of the right-most period, up to the second period from the right, if any, plus the Top Level Domain. (In the example, "ABCREALTY.COM".)

**“Third Level Domain”** means that portion of a domain name to the left of the second period from the right, if any, up to the third period from the right, if any, plus the Second Level Domain. (In the example, “JANESMITH.ABCREALTY.COM”).

**VOW:** Use and display of portions of the RANW MLS Data under the Virtual Office Website (VOW) provisions of the RANW MLS Policies.

## **RANW MLS'S OBLIGATIONS**

1. RANW MLS grants to Firm and Salesperson a terminable, non-transferable, non-exclusive, revocable, world-wide license to make copies of, display, perform, and make derivative works of the RANW MLS Data for the Permitted Use, and the right to sublicense the same to Consultant, during the term of this Agreement, only to the extent expressly permitted by and subject at all times to the terms and restrictions of this Agreement and the RANW MLS Policies; any other use of the RANW MLS Data is hereby prohibited. Firm and Salesperson Party may sublicense its rights to Consultant, but not the right to sublicense, only so Consultant may provide services on behalf of Firm or Salesperson Party to exercise the Permitted Uses only to the extent expressly permitted by and subject at all times to the terms and restrictions of this Agreement and the RANW MLS Policies; any other use of the RANW MLS Data is hereby prohibited. All licenses hereunder shall terminate upon the termination of this Agreement. This Agreement is a non-exclusive license, and not a sale, assignment, or exclusive license. RANW MLS retains all rights not expressly granted herein.

2. RANW MLS agrees to provide to Firm, Salesperson, and Consultant, during the term of this Agreement, (a) access to the RANW MLS Data via the Data Interface under the same terms and conditions RANW MLS offers to other RANW MLS Participants; (b) seven days' advance notice of changes to the Data Interface; and (c) seven days' advance notice of changes to the RANW MLS Policies to the extent they are applicable or related to the Permitted Use. RANW MLS does not undertake to provide technical support for the Data Interface or the RANW MLS Data. The Data Interface, together with access to the RANW MLS Data, may from time-to-time be unavailable, whether because of technical failures or interruptions, intentional downtime for service or changes to the Data Interface, or otherwise. Any interruption of access to the Data Interface or RANW MLS Data shall not constitute a default by RANW MLS under this Agreement. RANW MLS may use a third-party contractor, determined in RANW MLS's sole discretion, to facilitate the data access and any other responsibilities or rights of RANW MLS under this Agreement.

## **FIRM'S OBLIGATIONS**

3. Firm and Salesperson shall comply with the RANW MLS Policies at all times. In the event of any perceived conflict between the RANW MLS Policies and this Agreement, the RANW MLS Policies shall govern. Additionally, Firm and Salesperson Party shall comply with all applicable laws, statutes, ordinances and regulations in performance of their respective obligations under this Agreement.

4. Firm and Salesperson shall use the RANW MLS Data obtained under this Agreement for the Permitted Use only. Firm and Salesperson shall not make the RANW MLS Data or the Confidential Information available to any third party, including without limitation affiliates, franchisors, and subsidiaries, unless expressly authorized to do so under this Agreement. Firm and Salesperson may display or deliver the RANW MLS Data on websites, Mobile Applications, and Audio Devices only to the extent permitted by the RANW MLS Policies and then only on a site or sites resident at the Second Level and Third Level Domain(s), Mobile Applications, and Audio Devices expressly indicated on the Data Access Request Form. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

5. Firm and Salesperson acknowledge that ownership and use rights relating to copyrights in the RANW MLS Data are defined in the RANW MLS Policies or in the terms of the participant and subscriber agreements between RANW MLS Firm and Salesperson, or both. Firm and Salesperson shall not challenge or take any action inconsistent with RANW MLS's ownership of or rights in the RANW MLS Data. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

6. If RANW MLS notifies Firm or Salesperson of a breach of the RANW MLS Policies or this Agreement and Firm or Salesperson does not immediately cure the breach, Firm and Salesperson shall hold Consultant harmless from any liability arising from Consultant's cooperation with RANW MLS under Paragraph 10.

7. Firm and Salesperson shall pay the fees, if any, that RANW MLS (or its shareholder associations/MLSs) customarily charges other RANW MLS Participants for data access. Firm and Salesperson acknowledge receipt of RANW MLS's current schedule of such fees, if any. RANW MLS may in its sole discretion establish or modify its schedule of fees upon 30 days' written notice to Firm and Salesperson. Firm and Salesperson shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

8. Firm is surety for Salesperson's and Consultant's obligations under this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

9. If Brokerage, Sales Licensee, or Vendor has received MLS Data from RANW MLS including offers of compensation from Participants other than Brokerage (“Other Participants’ Offers”), the following consequences are effective on August 17, 2024. (“Settlement Implementation Date”): (a) The license of Brokerage, Sales Licensee, or Vendor to use Other Participants’ Offers terminates; (b) Other Participants’ Offers are no longer considered part of the Licensed Data; (c) Other Participants’ Offers are Confidential Information and not subject to the exception in Section 1.4(a); (d) any use or display of Other Participants’ Offers is not a Permitted Use; and (e) Brokerage, Sales Licensee, or Vendor must delete Other Participants’ Offers from all copies of any MLS Data or Licensed Data in their possession. Brokerage may retain and make use of offers of compensation that Brokerage has made or makes after the Settlement Implementation Date; such data are not deemed Licensed Data and are not bound by the terms of this Agreement except for this Section 9 and Section 10.

10. Under a national settlement of private antitrust claims negotiated by the National Association of REALTORS® (“NAR”) in the court cases *Burnett v. NAR* (Western District of Missouri) and *Moehrl v. NAR* (Northern District of Illinois) in 2024, RANW MLS may not allow any Participant, including Brokerage, to “create, facilitate, or support any non-MLS mechanism (including by providing listing information to an internet aggregators’ website for such purpose) for listing brokers or sellers to make offers of compensation to buyer brokers or other buyer representatives (either directly or through buyers).” Authorized Users may take no action in violation of this provision. Authorized Users may, however, display Licensed Data and offers of compensation to buyer brokers or other buyer representatives only on those portions of the MLS Data that relate only to data and listings submitted, contributed, or input by Brokerage and its Subscribers.

## CONSULTANT’S OBLIGATIONS

11. Consultant shall immediately correct any breach of this Agreement or violation of the RANW MLS Policies within its control, whether committed by Firm, Salesperson, or Consultant, upon notice from RANW MLS.

12. Consultant acknowledges that (as among the parties to this Agreement) Firm and RANW MLS possess all rights, title, and interest in all copyrights in the RANW MLS Data. Consultant shall not challenge or take any action inconsistent with RANW MLS’s and Firm’s ownership of or rights in the RANW MLS Data. Consultant has no independent participation rights in RANW MLS. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

13. Consultant shall not make the RANW MLS Data or the Confidential Information available to any third party, including without limitation affiliates, franchisors, and subsidiaries, except on behalf of Firm and Salesperson and in a manner consistent with Firm’s and Salesperson’s obligations under Paragraphs 4 through 9 of this Agreement and as approved for each individual Data Access Request Form; nor shall it make any other use of the RANW MLS Data, whether commercial or personal.

**In the event that Consultant provides services to Participants other than Firm (or to Salespersons affiliated with Firm other than the Salesperson), Consultant must enter separate contracts with RANW MLS. Consultant must ascertain, using the Data Interface on a daily basis, that each Participant to which Consultant provides services remains an eligible Participant; and in the case of Salespersons, that each Salesperson remains affiliated with Firm. Failure to comply with the provisions of this paragraph, will result in RANW MLS terminating all of Consultant’s access to the RANW MLS Data under this Agreement and all similar agreements.** The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity.

14. Consultant warrants that any effort or use of the RANW MLS Data will not constitute patent infringement or other intellectual property rights of any third party. The provisions of this paragraph shall survive the expiration or other termination of this Agreement in perpetuity. Consultant will provide RANW MLS a quarterly list of RANW members Consultant is providing services to, to include the type of service and website URLs as applicable. Additionally, Consultant shall comply with all applicable laws, statutes, ordinances and regulations in performance of its respective obligations under this Agreement.

15. Consultant represents that it currently, and through the term of this Agreement, shall use industry best practices for firewalls and other network protocols to increase the security of its systems and shall employ reasonable physical, technical, and administrative security measures to protect the Confidential Information and prevent unauthorized third parties from accessing and using the Confidential Information. Consultant will comply fully with all applicable laws, and regulations relating to personally identifiable information (“PII”) and data privacy with regards to the Confidential Information. Consultant agrees that it will monitor and test its security protocols from time to time and adjust the same as necessary. In the event of a security breach of Consultant’s systems or use of the Confidential Information by unauthorized third parties, Consultant shall immediately notify RANW MLS of such breach by confirmed email or confirmed telephone call. In the event of such security breach, Consultant will (i) cooperate with RANW MLS at Consultant’s expense to prevent or stop such a security breach; (ii) comply with all applicable laws and take appropriate steps to remedy such a security breach; (iii) indemnify, hold harmless and defend RANW MLS against any and all loss, damage, claims, liabilities, or expenses, including reasonable attorneys’ fees, arising out of or relating to a third party claim or suit from breach by Consultant of its obligations described in this paragraph.

16. Consultant shall pay the fees, if any, that RANW MLS customarily charges other consultants for data access. Consultant acknowledges receipt of RANW MLS’s current schedule of such fees, if any. RANW MLS may in its sole discretion establish or modify its schedule of fees upon 30 days’ written notice to Consultant. Consultant shall be liable for all costs, including reasonable attorney fees, associated with collecting amounts due under this Agreement.

17. Consultant is surety for Firm’s and Salesperson’s obligations to pay fees under Paragraph 8. The provisions of the preceding sentence shall survive the expiration or other termination of this Agreement in perpetuity. Consultant shall notify RANW MLS within five business days of any change to the information relating to it in this Agreement, including change of its corporate name or address.

## AUDITS OF COMPLIANCE

16. RANW MLS may in its reasonable discretion conduct periodic compliance reviews of Firm’s, Salesperson Party’s, and Consultant’s use of the RANW MLS Data under this Agreement. Firm, Salesperson Party, and Consultant will respond within 72 hours of any compliance inquiry by RANW MLS. RANW MLS may, or at its option may engage an independent third party to, review, inspect, and test the books, records, equipment, and facilities of Firm, Salesperson, and Consultant to the extent reasonably necessary to ascertain Firm’s, Salesperson’s, and Consultant’s compliance with this Agreement (“Audit”).

RANW MLS may conduct an Audit upon any notice reasonable under the circumstances. Audit activities may include, without limitation, obtaining full access to Firm's, Salesperson's, and Consultant's web sites, Mobile Applications, and systems to ensure that RANW MLS Data is displayed in accordance with the RANW MLS Policies; using all features available to end- users of Firm's, Salesperson's, and Consultant's systems that employ the RANW MLS Data; and posing as consumers to register and test services Firm, Salesperson, and Consultant make available to consumers using the RANW MLS Data. RANW MLS shall pay the costs it incurs, and the out-of-pocket costs Firm, Salesperson, and Consultant incur, as part of any Audit; provided, however, Firm or Salesperson shall be liable for all costs of any Audit that discloses that Firm, Salesperson, or Consultant has breached this Agreement. The provisions of this paragraph shall survive the expiration or other termination of this Agreement for one year.

## CONFIDENTIAL INFORMATION

17. The parties shall protect the Confidential Information with the same degree of care they take to protect their own sensitive business information of like kind, but in no event less than reasonable care. A party may disclose Confidential Information if such disclosure is required by law or court order; provided, however, that such party makes commercially reasonable efforts to notify the others in writing in advance of disclosure. Within five days after termination of this Agreement, the receiving party shall return to the disclosing party all Confidential Information of the disclosing party. The receiving party shall also erase or destroy Confidential Information stored on magnetic media or other computer storage. An officer of the receiving party shall certify in writing that all materials have been returned or destroyed.

## TERM AND TERMINATION

18. The term of this Agreement begins on the date that RANW MLS signs it. This Agreement shall terminate upon the occurrence of any of the following events:

(a) immediately upon termination of Firm's privileges as a Participant in RANW MLS; (b) 30 days after any party's notice to the all of the others of its intent to terminate; (c) 10 days after any party's notice to another that the other has breached this Agreement, provided the breach remains uncured; (d) immediately upon any party's notice to another that the other has breached this Agreement, provided the breach is not susceptible to cure, is one of a pattern of repeated breaches, or has caused the party giving notice irreparable harm; (e) immediately upon Firm's notice to a Consultant that Consultant is no longer designated to provide IDX, VOW, or other services to it; (f) with regard to any Salesperson, immediately upon any event that results in the Salesperson no longer being affiliated with Firm; (g) as provided in Paragraphs 29 and 32.

19. In the event Firm's privileges as a Participant (or Salesperson's privileges of affiliation with Firm) are terminated while this Agreement is in effect, and RANW MLS subsequently reinstates those privileges, this Agreement shall automatically be reinstated if RANW MLS resumes its obligations under Paragraphs 2 and 3. In the event Firm, Salesperson, or Consultant breaches this Agreement and entitles RANW MLS to terminate under Paragraph 19, RANW MLS may in its sole discretion suspend its performance instead of terminating this Agreement. RANW MLS may make this election by notice to the other parties within three days after the initiation of the suspension. Firm's, Salesperson's, and Consultant's obligations hereunder continue during any period of suspension. In the event of any termination of this Agreement, Firm, Salesperson, and Consultant shall delete the RANW MLS Data and any derivative works based on it (except the portions of it related to Firm's own listings). In the event of any suspension of this Agreement, Firm, Salesperson, and Consultant shall make no further use of the RANW MLS Data or any derivative works based on it (except the portions of it relating to Firm's own listings) until and unless Firm's or Salesperson's rights under this Agreement are restored.

## GENERAL PROVISIONS

20. **Applicable law.** This Agreement shall be governed by and interpreted according to the laws of the State of Wisconsin, without regard to its conflicts and choice of law provisions.

21. **Survival of Obligations.** The "Definitions," "Confidential Information," and "General" provisions of this Agreement shall survive its termination or expiration in perpetuity. Other provisions shall survive according to their terms.

22. **Injunctive relief.** Because of the unique nature of the RANW MLS Data and Confidential Information, Firm, Salesperson, and Consultant acknowledge and agree that RANW MLS would suffer irreparable harm in the event that any of them breaches or threatens to breach its obligations under this Agreement, and that monetary damages would be inadequate to compensate RANW MLS for a breach. RANW MLS is therefore entitled, in addition to all other forms of relief, to injunctive relief to restrain any threatened, continuing or further breach by Firm, Salesperson, or Consultant, or any one of them, without showing or proving any actual damages sustained by RANW MLS, and without posting any bond.

23. **Limitation of liability/exclusion of warranties.** **IN NO EVENT SHALL RANW MLS BE LIABLE TO FIRM, SALESPERSON, OR CONSULTANT FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES (EVEN IF RANW MLS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES), OR LOST PROFITS ARISING FROM THIS AGREEMENT OR ANY BREACH OF IT. IN NO EVENT SHALL RANW MLS BE LIABLE TO FIRM, SALESPERSON, OR CONSULTANT FOR ANY AMOUNT IN EXCESS OF THE LESSER OF (A) THE FEES FIRM, SALESPERSON, AND CONSULTANT HAVE PAID RANW MLS, IF ANY, IN THE YEAR IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO ANY CLAIM FOR DAMAGES; OR (B) \$1,000. FIRM, SALESPERSON, AND CONSULTANT ACKNOWLEDGE THAT RANW MLS PROVIDES THE RANW MLS DATA ON AN "AS-IS," "AS-AVAILABLE" BASIS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTY OF TITLE, NON-INFRINGEMENT, AND ACCURACY. RANW MLS SHALL NOT BE LIABLE TO**

**FIRM, SALESPERSON, OR CONSULTANT FOR ANY CLAIM ARISING FROM INACCURACIES IN THE RANW MLS DATA, ANY FAILURE TO UPDATE THE RANW MLS DATA PROMPTLY, OR THE RANW MLS DATA'S INADEQUACY FOR ANY PARTICULAR USE, WHETHER PERSONAL OR COMMERCIAL. RANW MLS makes no warranty, including those regarding title, availability, or non-infringement, regarding trademarks licensed under this Agreement, if any.**

24. **Dispute resolution; Attorney's fees.** In the event RANW MLS claims that Firm, Salesperson, or Consultant has violated the RANW MLS Policies, RANW MLS may, at its option, resolve such a claim according to the disciplinary procedures set out in the RANW MLS Policies, provided RANW MLS does not also base a claim that Firm, Salesperson, or Consultant has breached this Agreement on the same facts. Except as set forth in the preceding sentence, any controversy or claim to which Consultant is not a party arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules, including its Optional Rules for Emergency Measures of Protection (collectively, the "Arbitration Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties irrevocably agree, consent, and submit themselves to personal jurisdiction in the courts of the State of Wisconsin located in Outagamie or the federal court of the United States situated therein, as applicable, which shall have sole and exclusive jurisdiction over any action under this Agreement not subject to RANW MLS's disciplinary procedures or to arbitration. Non-binding mediation in good faith is a condition precedent to asserting any claim, whether in arbitration or the courts, under this Agreement, except that this condition shall not prevent RANW MLS from exercising any of its rights under Section 23. If any party prevails in an action or proceeding to enforce or interpret this Agreement or any provision hereof, it shall be entitled to reasonable attorney's fees and costs for the legal action.
25. **Indemnification.** Firm, Salesperson, or Consultant (each an Indemnifying Party) shall indemnify RANW MLS and its subsidiaries and affiliated companies, and all its respective employees, directors, agents, and authorized successors and assigns (the Indemnified Parties), against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from each claim of any third party (i) that results from that party's breach of any provision of this Agreement, or (ii) that results from Firm's, Salesperson's, or Consultant's use of the RANW MLS Data in a manner that infringes a third party's intellectual property rights. Consultant indemnifies RANW MLS, Firm, Salesperson, or customers of RANW MLS, Firm, or Salesperson, to whom Consultant provides a product or service using RANW MLS Data, against any and all losses, damages, and costs (including reasonable attorneys' fees) arising from any third-party claim of patent infringement. The Indemnified Parties shall (a) promptly notify the Indemnifying Party of any claim and give the Indemnifying Party the opportunity to defend or negotiate a settlement of any such claim at the Indemnifying Party's expense, and (b) cooperate fully with the Indemnifying Party, at the Indemnifying Party's expense, in defending or settling any claim. The Indemnified Parties shall be entitled to engage their own local counsel at the Indemnifying Party's expense. Liability of Firm, Salesperson, and Consultant under this Agreement is joint and several.
26. **Notice.** All notices to be given under this Agreement shall be mailed, sent via facsimile transmission, or electronically mailed to the parties at their respective addresses set forth herein or such other address of which any party may advise the others in writing during the term of this Agreement; and shall be effective the earlier of the date of receipt or three days after mailing or other transmission.
27. **No Waiver.** No waiver or modification of this Agreement or any of its terms is valid or enforceable unless reduced to writing and signed by the party who is alleged to have waived its rights or to have agreed to a modification.
28. **No Assignment.** Firm, Salesperson, and Consultant may not assign or otherwise transfer any of its rights or obligations under this Agreement to any other party without the prior written consent of all other parties to this Agreement. Any purported assignment or delegation by Firm, Salesperson, or Consultant in contravention of this paragraph is null and void and shall immediately cause this Agreement to terminate.
29. **Entire Agreement; Amendment.** Subject to RANW MLS Policies, this Agreement contains the full and complete understanding of the parties regarding the subject matter of this Agreement and supersedes all prior representations and understandings, whether oral or written, relating to the same. 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. RANW MLS may amend this agreement by providing 30 days' advance notice of the amendment to all other parties; if any party continues to use the Data Interface or the RANW MLS Data after the expiration of the 30-day notice period, that party will be deemed to have agreed to the terms as amended.
30. **Relationship of the Parties.** The parties hereunder are independent contractors. No party shall be deemed to be the agent, partner, joint venturer, franchisor or franchisee, or employee of RANW MLS or have any authority to make any agreements or representations on the behalf of RANW MLS. Each party shall be solely responsible for the payment of compensation, insurance, and taxes of its own employees.
31. **Severability.** 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. In the event that any provision of this Agreement is held invalid or unenforceable by a court having jurisdiction over the parties, the invalid or unenforceable provision shall be replaced, if possible, with a valid provision which most closely approximates the intent and economic effect of the invalid provision. In the event any provision of the limitation of liability, exclusion of warranties, or indemnification is held invalid or unenforceable, this Agreement shall immediately terminate.
32. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall constitute an original Agreement, but all of which together shall constitute one and the same instrument.

## DATA ACCESS REQUEST FORMS

33. Under this Agreement, **FIRM AND SALESPERSON ARE PERMITTED TO WORK ONLY WITH THE CONSULTANT/VENDOR NAMED ON THE INDIVIDUAL DATA ACCESS REQUEST FORM** and only for the individual data service(s) as noted and approved by RANW MLS. If Firm or Salesperson chooses to engage a different consultant/vendor or additional consultants/vendors or change the data options/URLs/Applications selected and detailed on the Data Access Request Form, Firm and Salesperson must enter into a new version of this Agreement with RANW MLS and each such consultant/vendor by completing a new Data Access Request Form.
34. Under this Agreement, **CONSULTANT/VENDOR IS PERMITTED TO WORK ONLY WITH THE FIRM AND SALESPERSON NAMED ON THE INDIVIDUAL DATA ACCESS REQUEST FORM** and only for the individual data service(s) as noted and approved by RANW MLS. Consultant/vendor may not use data obtained under this Agreement to provide any services to Participants other than Firm, or with Salespersons affiliated with Firm except the Salesperson and the data options/URLs/Applications selected and detailed on the Data Access Request Form.
35. Office and Agent rosters are provided in the data for the sole purpose of complying with data display requirements, which include linking firms to their associated listings. Any other use of office and agent contact information is prohibited.
36. Each data service is distinguished not only by the specific MLS data that is included, but **by the purpose for which it may be used**, as well as the license rights and MLS Rules that apply. Each option is treated separately and is specific in its rights and restrictions. Each option may only be used as stated and **may not be repurposed or otherwise redistributed except as provided**. Fees are invoiced to the Firm/MLS Company and are due as outlined in the RANW MLS Policies. Set-up fees are not refundable.
37. **All data access options are RESO Compliant.** No programming code is included with data access. It will be incumbent upon the Consultant to understand how to access, pull, and update data, as well as how to program search functionality and display options that comply with RANW MLS Policies.
38. **IDX Link requests (e.g., framed IDX displays)** may include multiple links that may be used on an Agent/Salesperson website, but the links are not customizable other than updating the color scheme via Paragon's Preferences area. Agents/Salespersons should discuss these options with their Consultant before requesting data feeds or links.
39. **RANW MLS IDX Display rules are available at [RANW.org](https://www.ranw.org).**
40. **RANW MLS IDX Fields approved for display are available at [RANW.org](https://www.ranw.org).**