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22SL-DR02215 Thomas Deckelman v Sara Deckelman
Exhibit 2

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MISSOURI BROKER DISCLOSURE FORM

This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, ***to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord*** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, ***to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant*** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate

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- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terns and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- [x] Seller's Limited Agent
- [x] Landlord's Limited Agent
- [x] Buyer's Limited Agent
- [x] Tenant's Limited Agent
- [x] Sub-Agent
- [x] Disclosed Dual Agent
- [ ] Designated Agent
- [ ] Transaction Broker
- [ ] Other Agency Relationship

Broker or Entity Name and Address

Gladys Manion, Inc.
8227 Maryland Avenue
Clayton, MO 63105

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GLADYS MANION REAL ESTATE

LISTING CONTRACT (Limited Agency)
(Exclusive Right to Sell)

In consideration of the agreement of the undersigned GLADYS MANION, INC., REALTOR to endeavor to procure a buyer, I, the undersigned Owner of property located in the City of Brentwood, County of St. Louis, State of Missouri, known as and numbered 2510 High School Drive, St. Louis, Missouri 63144 ("property")
Street Zip Code
for myself, my heirs and assigns, and representing by my signature hereto that I have a legal right to make an absolute sale of the property, hereby appoint said GLADYS MANION, INC., as my sole and exclusive agent with the exclusive right to sell the property described above for $ 799,999 or for any other price to which I shall consent and under the following special term (if any): _____

This Agreement shall be effective and begin on the date of the last signature by a party hereto.

I agree to pay said GLADYS MANION, INC. a commission of 5 % of the total sale, lease, gift value, or exchange price under any of the following circumstances: (1) if, by midnight of 12/1/2023 (hereinafter the "expiration date"), a ready, willing and able buyer is procured by the undersigned GLADYS MANION, INC., or by me, or by any other person, or (2) by the expiration date, the property is contracted by me to be sold, leased, gifted, exchanged; or (3) within an additional term of 60 days after the expiration date (hereinafter the "protection period"), the property is contracted by me to be sold, leased, gifted, or exchanged with anyone with whom the Owner, GLADYS MANION, INC.'s agent (including an agent working under a Buyer's agency agreement) has introduced to the property prior to the expiration date. No commission is owed on a sale to a registered prospective buyer if the undersigned Owner enters into a bonafide listing agreement with another licensed real estate broker during the protection period and the Owner pays that other broker a commission on the closing of that sale.

The total sale, lease, gift, or exchange price (collective known as the "sale price") shall be determined as follows: (1) in the case of a sale (including contract for deed), it shall be the total sale price for the property, without reduction for closing adjustments, building inspection credits, points or other charges; (2) in the case of a lease, it shall be the total lease payments due to the Owner by the tenant during the term of the lease, without adjustments for utilities, taxes, and other charges which may be imposed on the tenant; (3) in the case of an exchange, it shall be the total value of the consideration received by the undersigned Owner, including, but not limited to, real property and cash; and (4) in the case of a gift, it shall be the total value of the gift claimed by the Owner regarding income/gift tax purposes. If Owner execute a lease/option contract or lease/purchase contract during the term of this Agreement, the commission shall be due when title is conveyed to the Buyer.

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The undersigned Owner hereby authorizes the undersigned GLADYS MANION, INC., to cooperate with other Brokers pursuant to any brokerage relationship allowed by law including, but not limited to, sub-agents of BROKER, Buyer's Agents, or Transaction Brokers and to offer to pay other Brokers a portion of GLADYS MANION, INC.'s commission, said portion shall be 2.25 % of the sale price received by Broker.

The undersigned Owner agrees: (1) to refer to GLADYS MANION, INC. any offer or inquiry which may be received by the Owner during the term of this Agreement; (2) to leave all utilities on until a buyer takes possession of the property in order to facilitate showing and inspection of the property; (3) to secure and insure all property and valuables and to assume the risk for any vandalism, theft or damage of any kind; (4) to maintain the property in good repair through the date of closing. The Owner also authorizes GLADYS MANION, INC. at Owner's expense, to obtain documentation or certifications which may be required in order to comply with any statute or local ordinance, i.e., occupancy permits, municipal inspections, etc.

The Owner represents that Owner knows of no material structural defects, latent or apparent, in the improvements, including, but not limited to, the roof, foundation and basement (except as noted in Seller's Disclosure Statement, or separate attachment). Owner further represents that, as of the sale hereof, Owner knows of no special condominium assessments or special subdivision upkeep assessments which may be assessed against this property during the term hereof, including extensions (except as noted in Seller's Disclosure Statement, or separate attachment). Owner further represents that to my best knowledge all the mechanical elements of the property and the appliances being sold herewith, including, but not limited to, the heating, cooling, plumbing and electrical equipment, are in proper working condition (except as noted in Seller's Disclosure Statement, or separate attachment) or will be restored to proper working condition as of the date of closing. This representation shall not be construed to be a warranty of condition, but shall constitute the Owner's opinion.

In endeavoring to obtain a buyer for the subject property, GLADYS MANION, INC., may use all reasonable and recognized professional practices including, but not limited to, association and cooperation with other brokers and the right to submit subject property to any multiple listing organization, the Internet and any other medium, and provide timely notice of status changes and to provide sales data information, including the final sale price, to the Mid America Regional Information Systems (MARIS) and its members. Authority is hereby granted to GLADYS MANION, INC. to use for advertising and trade papers in connection with this sale. The undersigned Owner authorizes GLADYS MANION, INC. to place a suitable sign on the property.

GLADYS MANION, INC., and agents of prospective Buyers authorized by GLADYS MANION, INC., shall have access to the property at all reasonable times to show the property to prospective Buyers.

The Owner agrees to indemnify and save Gladys Manion, Inc. harmless from and against any liability, loss, or expense, including reasonable attorney's fees, incurred by Broker as a result of Owner misrepresentation or failure to disclose any adverse condition concerning the property known to Owner.

This property shall be offered for sale without respect to race, color, religion, sex, national origin, handicap or familial status.

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This Agreement shall be binding upon the heirs, personal representatives, successors, and assigns of the parties hereto.

(Check only one of the following):

__X__ Owner acknowledges that it currently does not have a written unexpired Exclusive Agency or Exclusive Right to Sell Agreement regarding the property with any other Broker.

_____ Owner acknowledges that it currently does have a written unexpired Exclusive Agency or Exclusive Right to Sell Agreement regarding the property with another Broker. Owner further states that Owner initiated the discussion and negotiation of the Exclusive Agency or Exclusive Right to Sell Agreement and that the Broker did not directly or indirectly solicit such discussion and/or negotiation. This Agreement shall begin on _____ which is after the expiration of the current listing.

Broker, through its designated broker and/or through one or more affiliated licensees, shall provide the required Duties and Obligations contained herein, and further, at a minimum, the following services:

1. Accept delivery of and present to Owner all offers and counteroffers to buy, sell, or lease Owner's Property;
2. Assist Owner in developing, communicating, negotiating, and presenting offers, counteroffers, and notices that relate to the offers and the counteroffers until a lease or purchase agreement is signed and all contingencies are satisfied or waived; and
3. Answer Owner questions relating to the offers, counteroffers, notices, and contingencies; and;
4. Market the property as reasonably determined by Broker pursuant to industry standards.

Owner acknowledges receipt of a Missouri Broker Disclosure Form, on or before the date hereof, or upon Broker's taking any personal or financial information from Owner, whichever occurred first.

If either party commences litigation against the other party regarding this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of its reasonable attorneys' fees and court costs.

CONSENT TO BROKERAGE RELATIONSHIPS:

Seller's Agency as Starting Point; Effect of In-House Sales.

Pursuant to this Agreement, Broker will be acting in the capacity of Owner's agent, with the duties and obligations of a seller's agent under Missouri law as set forth hereinafter. However, Owner acknowledges that from time to time, a prospective buyer may engage Broker to act in one of several possible capacities with respect to that buyer, depending on what brokerage relationships are permitted by Broker's office policy. The following subsections permit a conversion of Broker's agency for Owner to a different relationship in such circumstances. Disclosure of any conversion to a different relationship shall be made upon its occurrence as required by rule or regulation.

Broker shall not be considered a dual agent solely because Broker has appointed one or more affiliated licensees to represent Owner and one or more affiliated licensees to represent the buyer. However, Broker will be a dual agent if Broker (1) personally represents both Owner and the buyer in the same transaction, (2) learns confidential information about either party to a transaction and personally represents the other side. Owner hereby consents to Broker's dual agency in any of the

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foregoing situations. As a dual agent, Broker shall have the duties and obligations of a dual agent under Missouri law as set forth hereinafter.

Broker does not offer transaction brokerage or designated agency and therefore is prohibited from being a transaction broker or designated agent.

SELLER'S (OR LANDLORD'S) AGENT'S DUTIES AND OBLIGATIONS
(Section 339.730 RSMo)

I. A licensee representing a seller or landlord as a seller's agent shall be a limited agent with the following duties and obligations:

1. To perform the terms of the written agreement made with the client;
2. To exercise reasonable skill and care for the client;
3. To promote the interest of the client with the utmost good faith, loyalty, and fidelity, including:

a. Seeking a price and terms which are acceptable to the client, except that the licensee shall not be obligated to seek additional offers to purchase property while the property is subject to a contract for sale or to seek additional offers to lease the property while the property is subject to a lease or letter of intent to lease;

b. Presenting all written offers to and from the client in a timely manner regardless of whether the property is subject to a contract for sale or lease or a letter of intent to lease;

c. Disclosing to the client all adverse material facts actually known or that should have been known by the licensee; and

d. Advising the client to obtain expert advice as to the material matters about which the licensee knows but the specifics of which are beyond the expertise of the licensee;

4. To account in a timely manner for all money and property received;
5. To comply with all requirements of sections 339.710 to 339.860, subsection 2 of section 339.100, and any rules and regulations promulgated pursuant to those sections; and
6. To comply with any applicable federal, state, and local laws, rules, regulations, and ordinances, including fair housing and civil rights statutes and regulations.

II. A licensee acting as a seller's or landlord's agent shall not disclose any confidential information about the client unless disclosure is required by statute, rule or regulation or failure to disclose the information would constitute a misrepresentation or unless disclosure is necessary to defend the affiliated licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee. No cause of action shall rise against a licensee acting as a seller's or landlord's agent for making any required or permitted disclosure.

III. A licensee acting as a seller's or landlord's agent owes no duty or obligation to a customer, except that a licensee shall disclose to any customer all adverse material facts actually known or that should have been known by the licensee. A seller's or landlord's agent owes no duty to conduct an independent inspection or discover any adverse material facts for the benefit of the customer and owes no duty to independently verify the accuracy or completeness of any statement made by the client or any independent inspector.

IV. A seller's or landlord's agent may show alternative properties not owned by the client to prospective buyers or tenants and may list competing properties for sale or lease without breaching any duty or obligation to the client.

V. A seller or landlord may agree in writing with a seller's or landlord's agent that other brokers and designated brokers may be retained and compensated as subagents. Any broker acting as a subagent on the seller's or landlord's behalf shall be a limited agent with the obligations and responsibilities set forth in subsections I to IV of this section.

DUAL AGENT'S DUTIES AND OBLIGATIONS (Section 339.750 RSMo)

A dual agent shall be a limited agent for both the seller and buyer or the landlord and tenant and shall have the following duties and obligations:

I. Except as provided below, a dual agent may disclose any information to one client that the licensee gains from the other client if the information is material to the transaction unless it is confidential information as defined in section 339.710)8), RSMo

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2. The following information shall not be disclosed by a dual agent without the consent of the client to whom the information pertains:

   (a) That a buyer or tenant is willing to pay more than the purchase price or lease rate offered for the property;

   (b) That a seller or landlord is willing to accept less than the asking price or lease rate for the property;

   (c) What the motivating factors are for any client buying selling, or leasing the property.

   (d) That a client will agree to financing terms other than those offered; and

   (e) The terms of any prior offers or counter offers made by any party.

3. A dual agent shall not disclose to one client any confidential information about the other client unless the disclosure is required by statute, rule, or regulation or failure to disclose the information would constitute a misrepresentation or unless disclosure is necessary to defend the licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee. No cause of action for any person shall arise against a dual agent for making any required or permitted disclosure. A dual agent does not terminate the dual agency relationship by making any required or permitted disclosure.

6. In a dual agency relationship there shall be no imputation of knowledge or information between the client and the dual agent or among persons within an entity engaged as a dual agent.

TRANSACTION BROKER'S DUTIES AND OBLIGATIONS (Section 339.755 RSM0)

1. A real estate license may provide real estate service to any party in a prospective transaction without an agency or fiduciary relationship to one or more parties to the transaction. Such licensee shall be called a transaction broker.

2. A transaction broker shall have the following duties and obligations:

(1) To perform the terms of any written or oral agreement made with any party to the transaction;

(2) To exercise reasonable skill, care and diligence as a transaction broker, including but not limited to:

   (a) Presenting all offers and counteroffers in a timely manner regardless of whether the property is subject to a contract for a sale lease or a letter of intent unless otherwise provided in the agreement entered with the party;

   (b) Informing the parties regarding the transaction and suggesting that such parties obtain expert advice as to material matters about which the transaction broker knows but the specifics of which are beyond the expertise of such broker;

   (c) Accounting in a timely manner for all money and property received;

   (d) To disclose to each party to the transaction any adverse material facts of which the licensee has actual notice or knowledge;

   (e) Assisting the parties in complying with the terms and conditions of any contract;

   (f) The parties to a transaction brokerage transaction shall not be liable for any acts of the transaction broker.

3. The following information shall not be disclosed by a transaction broker without the informed consent of the party or parties disclosing such information to the broker:

   (a) That a buyer is willing to pay more than the purchase price or lease rate offered for the property;

   (b) That a seller is willing to accept less than the asking price or lease rate for the property;

   (c) What the motivating factors are for any party buying or selling or leasing the property;

   (d) That a seller or buyer will agree to financing terms other than those offered;

   (e) Any confidential information about the other party, unless disclosure of such information is

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required by law, statute, rules or regulations or failure to disclose such information would constitute fraud or dishonest dealing.

4. A transaction broker has no duty to conduct an independent inspection of, or discover any defects in the property. Nothing in this section limits the obligation of the buyer to inspect the physical condition of the property.
5. A transaction broker has no duty to conduct an independent investigation of the buyer's financial condition.
6. A transaction broker may do the following without breaching any obligation or responsibility;
   (a) Show alternative properties not owned by the seller or landlord to a prospective buyer or tenant;
   (b) List competing properties for sale or lease;
   (c) Show properties in which the buyer or tenant is interested to other prospective buyer or tenant;
   (d) Serve as a single agent, subagent or designated agent or broker, limited agent, disclosed dual agent for the same or for different parties in other real estate transactions.
7. In a transaction broker relationship each party and the transaction broker, including all persons with an entity engaged as the transaction broker if the transaction broker is an entity, are considered to possess only actual knowledge and information. There is no imputation of knowledge or information by operation of law between any party and the transaction broker or between any party and any person within an entity engaged as the transaction broker if the transaction broker is an entity.
8. A transaction broker may cooperate with other brokers and such cooperation does not establish an agency or subagency relationship.
9. Nothing in this section prohibits a transaction broker from acting as a single limited agent, dual agent or subagent whether on behalf of a buyer or seller, as long as the requirements governing disclosure of such fact are met.
10. Nothing in this section alters or eliminates the responsibility of a broker as set forth in this section for the conduct and actions of a licensee operating under the broker's license.
11. A transaction broker shall;
    (a) Comply with all applicable requirements of sections 339.710 to 339.860, subsection 2 or section 339.010 and all rules and regulations promulgated pursuant to such sections; and
    (b) Comply with any applicable federal, state and local laws, rules, regulations and ordinances, including fair housing and civil rights, statues and regulations.

Gladys Manion, Inc.

Owner

Owner Date 7/14/23

By: Ford Manion 07/14/2023
Agent for Gladys Manion, Inc. Date

Thomas Deckelman 07/14/2023
Owner Date

By: Stafford Manion 07/14/2023
(Authorized Designated Broker)/ Date
Stafford Manion or Lori Woodward

Approved by Counsel 08/21

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MARIS

CERTIFICATION TO WITHHOLD PROPERTY LISTING

Notice to REALTOR®: This form is required when the seller elects that their property listing should be "Withheld" from entry and not disseminated via MARIS to other brokers and agents that participate in MARIS's MLS. The form must be completed no later than five (5) business days following the listing contract's execution date and must be maintained with all other listing documents related to the property. MARIS reserves the right to request a copy of the completed form. (*See MARIS MLS rules Section 1.3.*)

Date: 7/14/23

The owners/sellers (listed below) of the property at:

2510 High School Drive, St. Louis, Missouri 63144

(Street#, Street Name, Zip-Unit # if applicable)

Have listed the property for sale with:

Gladys Manion Inc.

(Brokerage Name)

Seller acknowledges the following (seller initial to acknowledge):

TD By withholding your property from entry into MARIS's MLS, you are instructing your broker to **not disseminate your listing via MARIS**. You acknowledge by selecting to withhold your listing (listing it as an "office exclusive" with the brokerage listed above) that your property listing will have **limited exposure** of your home to the marketplace.

TD You acknowledge that by providing this instruction that **no public marketing*** of your property is permitted. Per MARIS MLS rules, Section 1.01 Clear Cooperation, "Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public."

TD You acknowledge that if the property is publicly marketed then within one (1) business day of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. (*See MARIS MLS rules, Section 1.01 Clear Cooperation.*)

Listing agent acknowledges the following (listing agent initial to acknowledge):

FM Listing agent acknowledges that it will comply with MARIS MLS rules, regulations, and policies, including but not limited to MLS Sections 1.01 – Clear Cooperation and 1.3 – Withheld Listings, and that the listing agent must submit the listing to the MLS of any public marketing of the property.

Withheld Minimum Required Input Fields:

- Listing Agent ID FRMANION
- City
- Upper Bedroom
- Upper Full Bath
- Upper ½ Bath
- Main Bedroom
- Main Full Bathroom
- Main ½ Bathroom
- Lower-Level Bedroom
- Lower-Level Bathroom
- Lower Level ½ Bathroom

The parties agree to the terms and conditions described in this form.

Owner/Seller Signature

Thomas Deckelman
Owner/Seller Signature

Ford Manion
Listing Agent Printed Name

Ford Manion
Listing Agent Signature

In withheld (office exclusive) listing, direct promotion of the listing between **the brokers and licensees affiliated with the listing brokerage, and one-to-one promotion between **these licensees and their clients**, is not considered public marketing.*

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MARIS

MARIS

Internet Marketing Seller Options Form

This form is needed only if the seller wants to limit internet display of his or her property listing. **For each option below the MLS system automatically defaults to "Yes."** Changes to a listing already in the MLS system must be entered into the system by the listing agent/broker before they take effect. See page two for definitions and explanations of these options.

Listing number (if existing listing): _____

Property Address 2510 High School Drive, St. Louis, Missouri 63144
House # Street (Unit #) City Zip

Listing Contract Term 7/14/23 to 12/1/23
Beginning Ending

Option 1. Property listing display on the Internet. Yes X_____ No_____

I understand and acknowledge that, if I have selected "No" for Option 1, consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their searches.

If "No" was selected at Option 1, skip Options 2 – 4 and sign below. If "Yes" was selected for Option 1, continue to Option 2.

Option 2. Listing address (house and unit numbers and street name) display on the Internet.
Yes X_____ No_____

Options 3 and 4 apply only to virtual office web sites (VOWs).

Option 3. An automated valuation of the property listing or a link to an automated valuation of it may be displayed adjacent to the listing on VOWs. Yes_____ No X_____

Option 4. Comments or reviews of the property by persons other than the displaying broker may be displayed with or attached as a link to the listing data of the property on VOWs. Yes_____ No X_____

Thomas Deckelman 7/14/23
Seller 1 Signature Date

Thomas Deckelman 07/14/2023
Seller 2 Signature Date

Ford Manion 07/14/2023
Listing Agent/Broker Signature Date

(7/2009)

Not an Official Court Document

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MARIS

MARIS

Internet Marketing Seller Options Form

Explanations and Definitions

"**IDX site**" means a web site operated by a broker participating in the MLS on which the broker can advertise the listings of other brokers in MLS, subject to certain MLS rules. The consumer visiting an IDX site is not required to register on the site or to have a brokerage relationship with the broker displaying listings on the site.

"**Virtual office web site**" (**VOW**) means a web site operated by a broker participating in the MLS that delivers brokerage services to consumers over the world wide web. Visitors to a VOW are required to register on the site (with their name and a real email address) and enter a brokerage relationship with the broker operating the VOW. The broker operating the VOW can then show the visiting customer/client nearly all the information available to the broker in MLS. The seller(s) of a listing have the right to opt out of certain kinds of data display under the MLS's VOW policy. The MLS imposes various other rules and restrictions on VOWs.

Option 1. Listing display on the Internet

If seller selects "No," this listing will not be included in MLS data feeds to internet web sites that display property listing data, whether intended for advertising the property (e.g., IDX sites, Realtor.com, Yahoo Real Estate, etc.) or providing online brokerage services (e.g., VOWs). Brokers participating in MLS can still disclose the listing to clients/customers via other means, including email, fax, mail, hand delivery, and orally.

Option 2. Listing address (house and unit numbers and street name) display on the Internet.

If seller selects "No," the address of the property will be hidden on web sites receiving data feeds from MLS that result in internet listing display, whether intended for advertising the property (e.g., IDX sites, Realtor.com, Yahoo Real Estate, etc.) or providing online brokerage services (e.g., VOWs). Brokers participating in MLS can still disclose the address to clients/customers via other means, including email, fax, mail, hand delivery, and orally.

Options 3 and 4 apply only to VOWs:

Option 3. An automated valuation of the property listing or a link to an automated valuation of it may be displayed adjacent to the listing on VOWs.

Some VOWs may provide an automated valuation model (AVM) function/service. An AVM uses statistical calculations to estimate the value of a property based upon data from public records, MLS, and other sources and incorporating certain assumptions. The accuracy of AVMs has sometimes been criticized because they do not take into consideration all relevant factors in valuing a property. The seller, by selecting "No," may prohibit display of an automated valuation of his or her listing adjacent to the listing on a VOW.

Option 4. Comments or reviews of the property by persons other than the displaying broker may be displayed with or attached as a link to the listing data of the property.

Some VOWs may provide functionality that permits the customers/clients using the VOW to enter comments or reviews of the listed properties. If "No" is selected a VOW may not display comments or reviews with the listing or by hyperlink to such comments or reviews. Note that the broker displaying the listing on his or her VOW may add commentary representing his or her professional judgment regarding the listing's value, etc.

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This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
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Form # 2085 01/21

LOCKBOX AUTHORIZATION & TENANT PRIVACY RELEASE

The undersigned Owner having entered into a Listing Contract or Authorization to Show with the undersigned REALTOR® dated 7/14/23 pertaining to the sale, rental or lease of 2510 High School Drive, St. Louis, Missouri 63144 hereby authorizes REALTOR® to place and use a lockbox.

A lockbox is designed as a repository of a key to the above property, permitting access to members and affiliates (participants) of a participating REALTOR® Association.

1. It is not a requirement of the Association/Boards of REALTORS® that Owner allows the use of a lockbox. However, Owner authorizes placing a lockbox on the property so the participants may have access to the property. As such, Owner agrees to the following:
   (a) That all of the participants shall have access to the keys to the property through the lockbox system;
   (b) That those participants may bring their clients/customers to the property to show same;
   (c) That the Association/Boards of REALTORS®, their participants or the participant's associates or the lockbox manufacturers may not be compromised or circumvented, or that the system will prevent any loss by burglary or otherwise and Owner agrees no one has made any representations or warranties, expressed or implied, regarding such compromise or circumvention.
2. Where Tenant occupies the property, then the consent to this addendum by Tenant is required.
3. The Association/Boards of REALTORS®, the participants, the lockbox manufacturer and the lockbox distributor/service center are not insurers against the loss of Owner's or other's personal property located at the property. Owner is advised to verify the existence of, or obtain personal insurance through Owner's insurance agent of Owner's choice.
4. REALTOR® advises and requests Owner to safeguard and insure valuables located within said property.

For and in consideration of the use of the lockbox system, Owner shall, without limitation, indemnify and hold harmless the Association/Boards of REALTORS®, the participants, the lockbox manufacturer and the lockbox distributor/service center against and from, any and all actions, suits, costs, expenses, damages and liabilities, including attorney's fees, arising out of, connected with, or resulting from the lockboxes. Owner shall not be liable and shall not have to defend, indemnify or hold the participants harmless for claims arising out of the intentional or negligent acts of the participants.

TENANT

Tenant's consent is requested to placement of a lockbox on the property and access to the property, and to the capture and/or transmission of the property by photograph, video, or other medium. Tenant is advised and requested to safeguard and insure any valuables or personal effects located on the property and to verify the existence of, or obtain personal insurance through Tenant's insurance agent of its choice.

Tenant consents to the following (check all boxes that apply):

☑ Placement and use of a lockbox on the property and entry by REALTOR®, salesperson(s) assisting prospective Buyers, and participants authorized by REALTOR® to have access to the property at all reasonable times to show the property to such prospects as described in Paragraph 1 above.

☑ Capture and/or transmission by photograph, video, or other medium, by REALTOR®, Owner, and all others reasonably related to showing of the property for sale, of any personal property left in plain view (including but not limited to firearms, jewelry, sensitive information, personally identifiable information, tools/equipment and photographs), located both on the exterior and the interior of the property, and commercial use by REALTOR® or Owner of any and all such photos in promotional or marketing materials related to the marketing or sale of the property, across all media platforms, including print media, digital media, and social media.

By checking any box above, Tenant agrees it shall have no right to review such medium prior to their commercial dissemination, and REALTOR® shall retain all property rights in such medium.

Tenant agrees to release the Association/Boards of REALTORS® from any and all claims, actions, suits, damages and liabilities related to the above authorizations, including any claim for invasion of privacy or publicity.

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Furthermore, Tenant understands and agrees that recording, remote monitoring or transmitting audio or video of prospective purchasers or their representatives may result in a violation of State, local and/or Federal laws, and Tenant shall, without limitation, indemnify, release and hold harmless REALTOR®, its agents and employees, from and against any liability which may result from Tenant's recording, monitoring, or transmitting any audio, images or video of the property.

TENANT SIGNATURE DATE	OWNER SIGNATURE DATE 7/14/23
Tenant Printed Name	Sara Deckelman Owner Printed Name
TENANT SIGNATURE DATE	OWNER SIGNATURE DATE 7/14/23
Tenant Printed Name	Thomas Deckelman Thomas Deckelman Owner Printed Name
Gladys Manion Inc. REALTOR® (Company)	Ford Manion 07/14/2023 AUTHORIZED AGENT SIGNATURE DATE 07/14/2023
Ford@GladysManion.com Authorized Agent Email	Ford Manion Authorized Agent Printed Name

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