



## **Sandicor, Inc.**

**Office Hours:**

**Monday - Thursday 8:00 A.M. – 5:00 P.M.**

**Friday 9:00 AM – 5:00 PM**

5414 Oberlin Dr., Suite 150

San Diego, CA 92121

TELEPHONE: (858) 622-6200 • FAX: (858) 622-6222

[www.sandicor.com](http://www.sandicor.com)

## **PREMIER IDX Framing Solution Packet**

**Please review all pages in this packet.**



**Complete pages 6, 7, and 8**

**Fax those pages only to (858) 622-6222  
or scan/email to [IDX@Sandicor.com](mailto:IDX@Sandicor.com)**

**Page 9 lists the guidelines that are required in order for your website  
to be approved for the Premier IDX solution.**

**Questions?**

**Contact Jessica Killian in the IDX Dept. at (858)622-6200 ext. 4034**

This Framing Agreement ("Agreement") is entered into as of \_\_\_\_\_ (the "Effective Date") by and between SANDICOR, Inc., a California corporation ("SANDICOR") and \_\_\_\_\_, a \_\_\_\_\_ ("Framer").

(Office Name)

(Sole proprietor or California Corporation)

Framer and SANDICOR agree as follows:

1. **GRANT OF RIGHTS.**

- a. **Definitions.** For purposes of this Agreement, (1) "Public Web Site" means one or more web sites created and maintained by SANDICOR generally listing certain aggregated MLS active and/or sold listing information; (2) "Frame" or "Framing" means dividing one or more web pages of Framer's web site into separate sections or "frames" and incorporating the Public Web Site into at least one of those frames. (3) "Framer" means a Broker Participant or R.E. Subscriber of the SANDICOR MLS as defined by the SANDICOR MLS Rules and Regulations.
- b. **License Grant.** SANDICOR hereby grants to Framer a non-exclusive right to frame the Public Web Site. SANDICOR may grant others rights similar or identical to the rights granted under this Agreement. The content and format of the Public Web Site shall be selected at the sole discretion of SANDICOR. Framer shall not modify the form, content or any other aspect of the Public Web Site in any way. Framer shall not display only a part or portion of any one page of the Public Web Site but shall display one entire page at a time. Framer shall make sure that any notices or information contained in the Sandicor MLS Rules and Regulations pertaining to Internet Data Exchange (currently Section 12.16) which includes, but not limited to, identification of the listing firm are reproduced when Framer frames the Public Web Site. If Framer caches or otherwise stores the Public Web Site in Framer's own server, Framer shall update and refresh the cached or stored Public Web Site with the latest version of the Public Web Site at least once per twenty-four hour period. The Public Web Site will be hosted on a server chosen at the sole discretion of SANDICOR. Pursuant to this Agreement, SANDICOR will provide framer with access to the Public Web Site. The particular manner in which SANDICOR shall provide Framer with access to the Public Web Site shall be chosen at the sole discretion of SANDICOR. From time to time, SANDICOR may change the server that hosts the Public Web Site or the particular manner in which SANDICOR provides Framer with access to the Public Web Site provided that SANDICOR shall not change either an unreasonable number of times within a one year period without a reasonable business, technological, or other justification. Framer is responsible for providing its own web site and any and all means necessary to link Framer's web site to the Public Web Site. Framer will take all reasonable and necessary steps to safeguard the particular access information that it uses to access the Public Web Site to make sure that no third party gains unauthorized access to the Public Web Site by use of access information derived from Framer.
- c. **Ownership and Validity of Rights.** Framer shall have no ownership interest or rights to the form, content, or any other aspect of the Public Web Site. Framer acknowledges and agrees that the form, content, and all other aspects of the Public Web Site, including all intellectual property rights pertaining thereto and all listings, records and information contained therein, are the property of SANDICOR and are owned by, and proprietary to SANDICOR. Framer acknowledges and agrees that valid and enforceable copyrights exist in the Public Web Site. Framer agrees that it will not challenge the existence or validity of any of those copyrights. Framer further agrees that it will not take any action inconsistent with SANDICOR's ownership of valid and enforceable copyrights in the Public Web Site.
- d. **Use of Public Web Site and Its Content.** Framer agrees not to use any listings, records, information, and data derived from the Public Web Site for any purpose inconsistent or prohibited by this Agreement or the MLS Rules and Regulations of SANDICOR. Framer shall not copy, display, perform, distribute, use, digest, extract, compile, aggregate, modify, or disclose the listings, records, information, and data derived from the Public Web Site for any purpose other than those purposes expressly permitted by this Agreement. Framer agrees not to sell, rent, license, sublicense, distribute, transfer, or directly or indirectly, disclose or permit the sale, rental, licensing, sublicensing, distribution, transfer or disclosure of the listings, records, information, and data derived from the Public Web Site to any other party other than as expressly permitted by this Agreement.
- e. **Enforcement of Provisions.** SANDICOR may enforce any of the provisions of this Section 1 by injunctive relief, and the parties acknowledge that monetary damages would be an inadequate remedy. The parties further acknowledge and agree that violation of the terms of this Agreement will result in great and irreparable harm to

SANDICOR as the ability to control the dissemination and use of the listings, records, information, and data governed by the terms of this Agreement is a critical part of SANDICOR's business and those listings, records, information, and data are vital assets of SANDICOR. SANDICOR's right to injunctive relief shall not otherwise impair SANDICOR's right to pursue any of its other rights or remedies as provided by law or equity.

## 2. PAYMENT, TERM, AND TERMINATION.

- a. **Initial Payment and Term.** In consideration for SANDICOR's performance of its obligations under this Agreement, Framer shall pay to SANDICOR a one-time setup fee of **\$ 90.00** (the "Setup Fee") and a quarterly fee of **\$ 195.00** (the "Access Fee") upon the signing of this Agreement. The beginning quarterly Access Fee shall be pro-rated **monthly** based on the month of the quarter in which you apply. Framer's payment of the Access Fee and Framer's performance of and compliance with all other obligations and provisions of this Agreement shall entitle Framer to exercise the rights and privileges granted by SANDICOR to Framer under the terms of this Agreement until such rights and privileges are terminated pursuant to the provisions of this Agreement. SANDICOR may increase the amount of the Access Fee on an annual basis by sending notice of the increased Access Fee to Framer at least fifteen days prior to the applicable anniversary date of this Agreement.
- b. **Renewal and Subsequent Payments.** This Agreement shall continue indefinitely pursuant to the following terms and conditions. If Framer offers and SANDICOR accepts an additional Access Fee on or before any anniversary date of this Agreement, this Agreement shall be renewed for a period of one quarter from the date upon which this Agreement would have expired had Framer not paid the additional Access Fee, or until the rights and privileges granted under this Agreement are terminated pursuant to the provisions of this Agreement.
- c. **Termination.** Either party may terminate this Agreement with or without cause by sending notice of such termination to the other party. This Agreement shall terminate thirty days after the date of a notice stating that this Agreement is terminated without cause. This Agreement shall terminate ten days after the date of a notice stating that this Agreement is terminated with cause (and setting forth the cause for termination in a manner reasonable under the circumstances), unless the party in default cures the default within such 10 day period. This Agreement shall terminate automatically with no notice (i) upon a breach by Framer under any other agreement with SANDICOR, or (ii) on the date Framer ceases to be a Participant in good standing in SANDICOR's MLS, or (iii) if Framer ceases to participate in the SANDICOR IDX program. Reasons for such automatic termination may include, without limitation, failure of a Participant to pay its MLS fees. Regardless of the manner in which this Agreement terminates, the provisions of Paragraphs 1.c., 1.d., and 1.e. of this Agreement shall survive the termination of this Agreement and shall continue forever. If SANDICOR terminates this Agreement without cause, SANDICOR shall refund a pro rata portion of the Access Fee based on the amount of time remaining until this Agreement would have expired absent the termination and absent any renewal. If this Agreement is terminated for any other reason and in any other manner, Framer shall forfeit the unused balance of its Access Fee.

## 3. ADDITIONAL PROVISIONS.

- a. **Indemnification.** Framer shall indemnify defend and hold harmless SANDICOR, its officers, directors, agents, affiliates, subcontractors and employees from any and all claims, demands, liabilities, costs or expenses, including actual attorneys' fees resulting from any third party claim arising from Framer's web site or Framer's activities related thereto.
- b. **Force Majeure.** In the event either party is prevented from performing its obligations under this Agreement by circumstances beyond its control, except in the case of payment of monies due under this Agreement, including, without limitation, labor disputes, fires, explosions, floods, acts of God, war or other hostilities, civil commotion, breakdown of machinery, domestic or foreign governmental acts, orders or regulations and inability or difficulty in obtaining supplies, then the party so affected shall be excused from its performance under this Agreement so long as such condition exists.
- c. **Cooperation.** The parties will cooperate with each other and execute and record such documents as may reasonably be requested to effectuate the provisions of this Agreement and to protect SANDICOR's intellectual property.
- d. **Limited Relationship.** This Agreement will not create a joint venture, partnership or other formal business relationship or entity of any kind, or an obligation to form any such relationship or entity. Each party will act as an



or injunctive relief action sought and permitted pursuant to this Agreement, the parties expressly consent to the jurisdiction of the state and/or federal courts in and/or for San Diego County, California.

- o. **Attorneys' Fees.** In any legal proceeding, including arbitration, arising from, under or in connection with this Agreement, the prevailing party shall recover the actual attorneys' fees and costs incurred in preparation for and in connection with such legal proceedings, including at all levels of arbitration, trial and appeal.
- p. **Severability.** If any provision of this Agreement is held invalid, illegal or unenforceable, the remainder of this Agreement will not be affected thereby.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

SANDICOR, INC., a California corporation \_\_\_\_\_, a \_\_\_\_\_,  
(Office Name) (sole proprietor or corporation)

By \_\_\_\_\_ By \_\_\_\_\_  
(Sandicor, Inc.) (Office Broker Participant Signature)

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
(Print Name)

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Office ID #: \_\_\_\_\_

Office Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Agent's Web Site Address: http:// \_\_\_\_\_  
(Web site for the IDX link)

**Web Hosting/Consultant Company Information:**

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

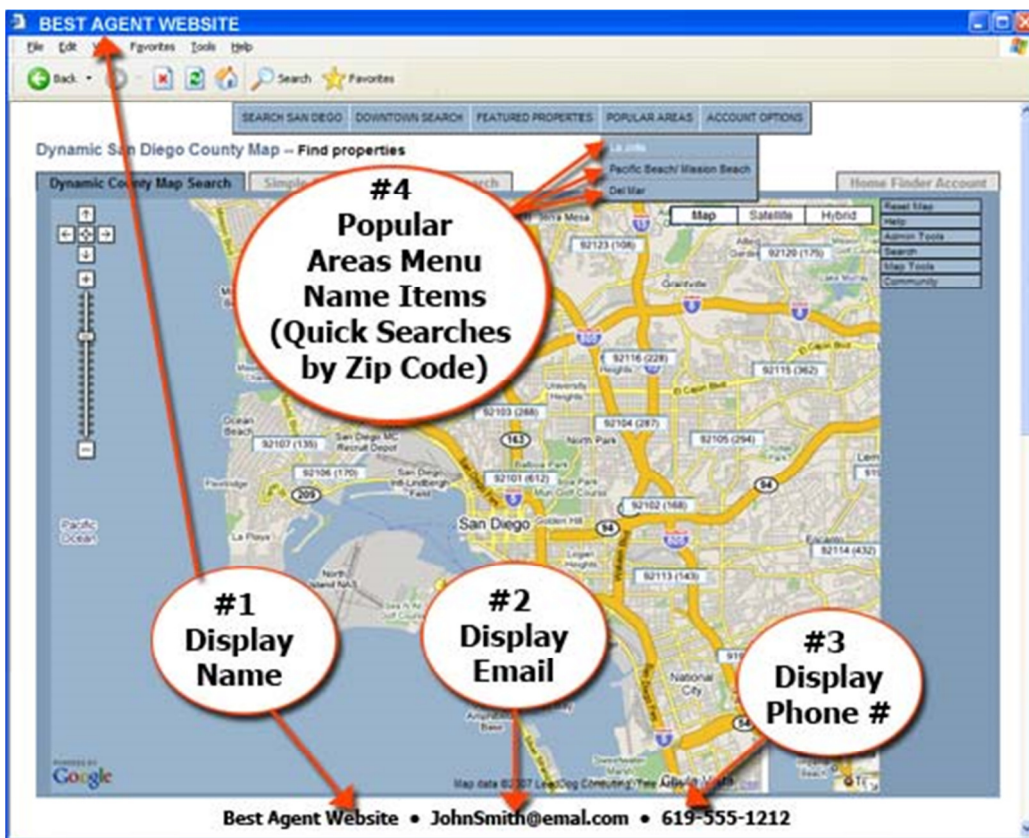
Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Premier IDX Solution**  
**Fax Completed Forms to Sandicor: (858) 622-6222**  
**Attention: Date Services - IDX Department**

**PREMIER IDX PROFILE**  
 (see graphic below for further explanation)

<b>Sandicor Member Information</b> (MLS/TEMPO)	Member ID#	Office ID#	Broker ID#
<b>Lead Email</b> (e-mail address for contact leads)			
<b>Framing URL / Web Site Address</b> (web site using Premier IDX)			
<b>#1 Display Web Site Name</b> (will appear on site, see below)			
<b>#2 Display Phone</b> (will appear on site, see below)			
<b>#3 Display Email</b> (will appear on site, see below)			
<b>#4 Popular Areas Menu Items</b> (menu items will appear on menu under Popular Areas and will perform quick searches by zip codes, see below)  Example: <b>Zip Code 1:</b> 92109 <b>Menu Item Name:</b> Pacific Beach/Mission Beach	<b>Zip Code 1:</b>	<b>Menu Item Name:</b>	
	<b>Zip Code 2:</b>	<b>Menu Item Name:</b>	
	<b>Zip Code 3:</b>	<b>Menu Item Name:</b>	



**NOTICE:**

*Your Premier IDX application will not be complete until you have your broker sign the authorization form, and fax the completed form to (858) 622-6222.*



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## Premier IDX AGREEMENT

### Initial Payment Form

Please, CHECK  Applicable Charges:

**Set Up Fee (one time)** \$ 90.00

**Quarterly Fee (\$65 per month-paid quarterly)** \$ 195.00  
(see pro-ration schedule below)

-I hereby authorize SANDICOR, Inc. to charge my credit card the initial set up & the pro-rated quarterly fee, in the amount noted below:

### Premier IDX Account

Member Name \_\_\_\_\_ Member Number \_\_\_\_\_

Office: \_\_\_\_\_ Web Address: \_\_\_\_\_

Visa  MC # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Exp \_\_\_\_ / \_\_\_\_

American Express  Discover \_\_\_\_\_ Exp \_\_\_\_ / \_\_\_\_

Cardholder Signature \_\_\_\_\_ Date: \_\_\_\_\_

Or Check # \_\_\_\_\_ for the Amount of: \$ \_\_\_\_\_

Premier IDX is \$65 per month, paid quarterly and pro-rates on a monthly basis.

Premier IDX Frame			Premier IDX Frame			Premier IDX Frame			Premier IDX Frame		
Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
\$195	\$130	\$65	\$195	\$130	\$65	\$195	\$130	\$65	\$195	\$130	\$65





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## Sandicor IDX Minimum Requirements

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The following checklist outlines the compliance requirements set forth by **SANDICOR** in order for your website to be approved for IDX Data Display. Use this checklist to review your web site. Noncompliance will prevent your site from being approved by **SANDICOR** for the display of IDX data.

### Site Must Be Finished and Have a Location Where It Can Be Viewed (active URL)

**Prior** to submitting your application for IDX access to **SANDICOR**, the site must be completed and be viewable by **SANDICOR** in order to verify compliance. If the website has not been published on the internet, at the time of your submittal, please provide us with the temporary link where we can review it for approval.

### Use Of The Initials “MLS” In The URL Or The Use Of “MLS” On The Search Tab, Is Not Acceptable

Using the initials “MLS” is considered misleading to the public, as they are not actually searching the MLS, but a specific set of data from the MLS. Also, if you have verbiage such as, “search every/all listing(s) in the MLS” -you will need to change that as well. There are a small percentage of brokers that have opted-out of IDX, so those listings are not going to be found in any IDX solution. (Refer to Sandicor Rules & Regulations. 12.18)

### DRE License Number For Any Agent/Broker Listed On Site

Your CA Broker’s License Number on the Home Page of your Website.

The DRE has now specified criteria for display: The DRE number must include ALL 8 Digits of the License # (including any leading 00’s) and it must include the State of the License: (example: CA DRE Lic. #00123456). The rule goes on to say, *the type size of the license identification number shall be no smaller than the smallest size type used in the solicitation material.*

**12.16.4 Website Name and Status Disclosure.** MLS Participants’ firm websites shall disclose the firm’s name and state(s) of licensure in a reasonable and readily apparent manner. Websites of Subscribers affiliated with a Participant’s firm shall disclose the firm’s name and the Subscriber’s state(s) of licensure in a reasonable and readily apparent manner.

### Brokerage Name Is Prominently Displayed On Web Site Homepage

The name of your brokerage must be prominently displayed on the Home Page of your web site. If you have a team or division logo it must be clear which brokerage you are affiliated with. This can be done by making sure the brokerage logo is **larger** than your own and/or stating that your team is a part of said brokerage.

### Brokerage Contact Information Is Displayed On Web Site Homepage

The contact information of your Brokerage is prominently displayed on the Home Page of your site. This includes the phone number of your office, the physical address of your brokerage, the name of your brokerage and the logo of your brokerage.

### Brokerage Logo Displayed On Website Homepage

**SANDICOR** requires that the Logo of your Brokerage be prominently displayed on the Home Page of your site. It must be clearly identifiable and placed in a location where the consumer can easily view it.

### The Name Of Agent Who Owns The Site Is Prominently Displayed On The Homepage

The full name of the agent who owns or sponsors the website must be prominently displayed on the web sites home page. This means that you will not be able to create a stealth or masked site that does not seem to be affiliated with an agent. **NOTE:** If this is a corporate site, add the Broker (who is applying for IDX) name & contact information on the home page, **or** under the About Us or a Contact Us page.

### The Agent Is An Active Member of SANDICOR – No RECIPROCAL Agents

In order to receive the IDX feed the agents listed on the web site must be current dues paying members of **SANDICOR**. Agents who are part of the Reciprocal network cannot obtain the feed unless they become a full member of SANDICOR.

### Do You Have A Roster On Your Site?

If you have a roster on your site (showing agents on your team/in your office), you must make sure that any people listed on your site, who are not active members of SANDICOR, are noted with their official job title (i.e. Office Assistant/Transaction Coordinator, etc.). This is to ensure that there is no confusion over whether they are a member of your brokerage as an active member of **SANDICOR**. Also, please make certain that you display their CA DRE License Numbers along w/their contact information.