

EXHIBIT A

GUAM ASSOCIATION OF REALTORS® STANDARD FORMS POLICY

The Guam Association of REALTORS® (GAR) has been granted a non-exclusive, non-sublicensable license, free of charge, by Real Estate Business Services, LLC (“REBS”) to create derivative works, hereinafter referred to as “GAR Standard Forms”, of Forms that are owned solely and exclusively by the California Association of REALTORS® (CAR) solely for the purpose of providing versions of the Forms that are compliant with Guam law and as deemed necessary by the Association for Guam’s real estate transactions, within Lone Wolf zipForm® Edition (“zipForm®”). The Forms may only be forms-filled using the “zipForm®” platform and no other platform unless prior written permission has been obtained from REBS. GAR may not remove any trademarks, logos or copyright notices on the Forms. CAR/GAR License agreement effective date: May 26, 2020 as amended October 9, 2020 and as may be further amended.

While GAR encourages members to use the GAR Standard Forms to facilitate their real estate transactions, such usage must also adhere to GAR’s Standard Forms Policy. GAR Standard Forms are protected by U.S. copyright laws which expressly forbid the unauthorized reproduction, display, or other use of any portion of copyrighted material by any means, including electronic formats.

Prohibited, unauthorized uses of GAR Standard Forms include:

- Sharing your forms-filling account and/or GAR Standard Forms with another individual, such as sharing your account log-in credentials or using your account to prepare forms for another individual’s transactions, including by serving as a transaction coordinator for others not authorized to use GAR Standard Forms.
- Printing or other otherwise exporting blank GAR Standard Forms from a forms-filling platform. (If a member needs to view a form that is not filled out, forms with the water mark “Sample” are available for printing but are not to be used in transactions.)
- Placing GAR Standard Forms in unauthorized software programs for use in those programs (other than a completed GAR form in locked .pdf format and saved in connection with a real estate transaction).
- Modifying the pre-printed text of GAR Standard Forms, such as removing the agent-identifying information box at the bottom of the forms.
- Posting blank or partially blank GAR Standard Forms online or in intranets or other shared document repositories, even if access is limited to licensed users of GAR Standard Forms.
- Selling GAR Standard Forms.
- Placing logos or watermarks on GAR Standard Forms, other than those that have been authorized by GAR. Note: GAR permits a logo to be placed on the upper right side of the Form(s) for those Brokers with a Lone Wolf zipForm® Broker Edition account as long as the logo is generated in zipForm® and is consistent with design specifications to be determined by Lone Wolf zipForm®.

Engaging in unauthorized use of GAR Standard Forms is a violation of CAR’s copyrights in its Forms and could result in substantial liability to you for copyright infringement under federal law, termination of your forms-filling account and other penalties and damages that may be assessed by GAR.

Please help GAR keep the benefits that you, our valued members and authorized users, have paid for in the REALTOR® family by respecting CAR’s copyrights in its Forms, including the GAR Standard Forms, and abiding by GAR’s Standard Forms policy. If you become aware of any improper or unauthorized use of the GAR Standard Forms, please notify us immediately at ceo@guamrealtors.com.

If you are a member of a brokerage or team and need to share transactions with team member(s), zipForm® Team Edition and zipForm® Broker Edition are available to meet your demands without violating GAR’s Standard Forms Policy.

Thank you for your continued membership in GAR and your use of GAR’s products and services. If you have any questions or comments about the GAR Standard Forms or GAR’s Standard Forms policy, please don’t hesitate to contact us at ceo@guamrealtors.com. Revised 12/17/2020

EXHIBIT B

GAR Standard Form Copyright Language

Forms copyright language in zipForm to be revised to the following:

“This form, under license from the California Association of REALTORS®, is exclusively for use by real estate broker/agent members of the Guam Association of REALTORS® (GAR). ©2013 California Association of REALTORS® with permission granted to GAR solely for the purpose of providing versions of the Forms that are compliant with Guam law within Lone Wolf zipForm® Edition (“zipForm®”). Form Revised 12/17/2020 by GAR.”