

MLS Real Estate Photography License Agreement:

This Agreement is made as of _____, between:

Photographer:

Name: Elias George Souaya

Business Name: All-PC Applications, LLC

Address: 8203 Terra Grande Avenue, Springfield, VA 22153

Email: eg_souaya@hotmail.com

Phone: 703-624-0777

And

Client:

Name:

Brokerage:

Address:

Email:

Phone:

Grant of License:

Photographer grants Client a limited, non-exclusive, non-transferable license to use the delivered photographs for the marketing and sale of the property at:

Property Address: [_____].

This license includes permission for the Client to:

- Upload the images to Bright MLS;
- Allow Bright MLS to display the images on its internal systems; and
- Permit Bright MLS to syndicate the images to third-party public real estate websites (e.g., Zillow, Realtor.com, Homes.com) through its standard distribution feeds.

This license is valid only:

- For the active listing period of the specified property;
- Or for a maximum of 12 months from the date of delivery;
- Whichever comes first.

The license does not authorize the use of the photographs on any other MLS systems without Photographer's prior written consent.

Copyright and Ownership

Photographer retains all rights, title, and copyright in and to the photographs. This agreement does not transfer copyright.

Client may not reuse the photographs for:

- Another listing;
- A different property;
- A different agent;
- Or future marketing without a new written license from the Photographer.

MLS-Specific Permission

Client affirms that this license satisfies the Bright MLS Terms of Use regarding photographic content, and that the Client is authorized to represent that proper rights have been secured for Bright MLS display and syndication.

Photographer understands and consents that Bright MLS and its authorized data partners may:

- Store and display the photos as part of the MLS record;
- Include the photos in data feeds to third-party listing platforms;
- Archive and reference the photos for past-sales history (e.g., comparable listings).

This is a limited license for display and syndication only—no other usage is authorized without separate agreement.

Restrictions

Client agrees not to:

- Transfer photos to other agents or brokerages;
- Upload the images to MLSs other than Bright MLS;
- Alter the photos beyond standard resizing, cropping, or brightness adjustments without Photographer's consent;
- Add watermarks, branding, or text overlays;
- Use photos after license expiration or for off-market promotion unless reauthorized.

Work Needed: (Check all that apply)

External Ground Level Photos _____ \$

External Aerial Photos _____ \$

Internal Room by Room _____ \$

Internal Room by Room 3D _____ \$

Internal Walk Through _____ \$

Fees and Payment

Client agrees to pay Photographer a fee of \$[_____] for this service, due:

- When listed property is On Contract or Sold

Late payments will incur a fee of 10% after 30 days.

Indemnification

Client agrees to indemnify and hold Photographer harmless for any misuse or unauthorized distribution of the photos by the Client, Bright MLS, or third-party listing sites.

Entire Agreement

This Agreement represents the entire understanding between the Photographer and Client. Any changes must be made in writing and signed by both parties.

Signed and agreed:

Photographer Signature: _____

Name: Elias George Souaya

Date: _____

Client Signature: _____

Name:

Date: _____