

YOU'VE GOT QUESTIONS ABOUT LOCKBOXES -- GREAT! WE'VE GOT ANSWERS!

WHY SENTRILOCK?

It's no secret that property security is a concern of property owners and REALTORS®.

The GMAR has seen an increase in members giving out Lockbox combinations to clients and contractors in recent years, despite substantial fines. We had an incident between a seller, potential buyer and the police. We've had instances of properties being robbed with no ability to determine whether or not a member was not responsible.

At the same time, electronic Lockbox technology and the cost of electronic systems has decreased substantially. Electronic systems provide brokers and agents with information about who accesses a property, when, and how long they were there.

Additionally, we've all become more aware of agent security in recent years. And, the reporting that members receive from the SentriLock system (regardless of whether you mainly list or sell) simply doesn't exist with combination boxes.

The GMAR Board of Directors examined the issue of electronic Lockboxes for 18 months, culminating in late 2017 with a decision to introduce them to the Greater Milwaukee market and selecting SentriLock as the Association's vendor.

SO WHAT DO THESE BOXES DO?

It's not only about what the boxes do, it's also about what the **entire system** does for you and your business!

Listed below are just a few features:

1. Control showing hours for your client.

You will now have direct control over the showing hours to your listed property controlled directly from the SentriSmart™ mobile app or SentriLock website dashboard. Now your clients don't have to worry about late night or early morning issues. You can lock the box based on exactly what your clients want.

2. Access can be given with a One Day Code with the SentriSmart™ app.

One Day Codes are dynamic, which means they change every day. This provides security by giving the code a time limit in which to access the Lockbox key compartment without having to visit your Lockbox to change the access code. This code can be set up to two weeks in advance.

3. Access can be given for multiple days and specific times with the SentiConnect™ app.

The SentiConnect™ app is an alternative to One Day Codes and is more secure. Anyone without SentiLock credentials can download this app. You can then grant them entry for a specific day or days, plus they can be set to expire within a specific timeframe. They can be generated for a Lockbox up to two weeks prior to when the code is actually needed.

The SentiConnect™ system is a traceable and transparent access system that provides a unique signature to a mobile device that enables granted access via a Bluetooth connection. SentiConnect™ integrates with the SentiSmart™ app and provides accurate and detailed information to the Lockbox owner of who they granted access to and when that access occurred.

The SentiSmart™ app is available on Android and iPhone.

4. Agent safety is a top priority.

Inside the SentiSmart™ app, you will be able to choose whether or not to activate your emergency contact list of friends, your broker, or family to make sure you feel safe while on a showing.

When you start a showing, your app will prompt you to start a timer. When the timer goes off you'll select that you are safe, otherwise a message will be sent to your emergency contact/contacts alerting them that you have not checked in. They can either call or text you to check on you.

This feature can be turned off at any time, but it is a wonderful addition to the system to ensure our members are safe.

AND HOW MUCH DOES THIS COST?

Cost was the most discussed issue and largest concern of the Board of Directors. They succeeded in negotiating the price of \$11.50/month per member. It will be billed along with members' dues in the fall of each year.

GMAR MEMBERS MONTHLY SERVICE FEE IS INCLUDED IN YOUR ANNUAL DUES

INITIAL LAUNCH

The program will commence in October 2018 – meaning that in September there will be electronic Lockboxes making their way out into the field. All GMAR REALTORS® and Appraiser members will be subscribed to the service.

Coming In August:

SentiLock will contact you DIRECTLY via email to register for one of the many available training sessions (September 17 - 28, 2018). In the email you will sign up for a day and time slot to attend your training session.

You must come on the day and time you have chosen. SentiLock cannot guarantee that they will be able to fit you in to a different training session which could delay receiving your credentials and materials.

After completing your training session you will pick up your SentiLock items (such as Lockboxes, keycard, smart phone access credentials, etc.).

WHETHER OR NOT YOU WILL BE USING SENTRILOCK LOCKBOXES ON LISTINGS, YOU MUST REGISTER AND ATTEND A TRAINING SESSION IN ORDER TO ACCESS SENTRILOCK LOCKBOXES AND PROPERTIES WITH SENTRILOCK LOCKBOXES.

YOU WILL NOT BE ABLE TO ENTER PROPERTIES UNTIL YOU HAVE ATTENDED TRAINING AND RECEIVED YOUR SENTRILOCK CREDENTIALS.

5. GMAR will email you a copy of the usage agreement that all Subscribers and Participants must sign before receiving anything from SentiLock. REALTORS®, if you don't sign this document you will not receive materials and credentials. Additionally, you will be receiving a copy of the GMAR Lockbox Rules and Regulations outlining the system's proper use and violation consequences.

Again, you WILL NOT receive ANYTHING from SentiLock – Lockboxes, credentials. NOTHING - unless your usage agreement is signed.

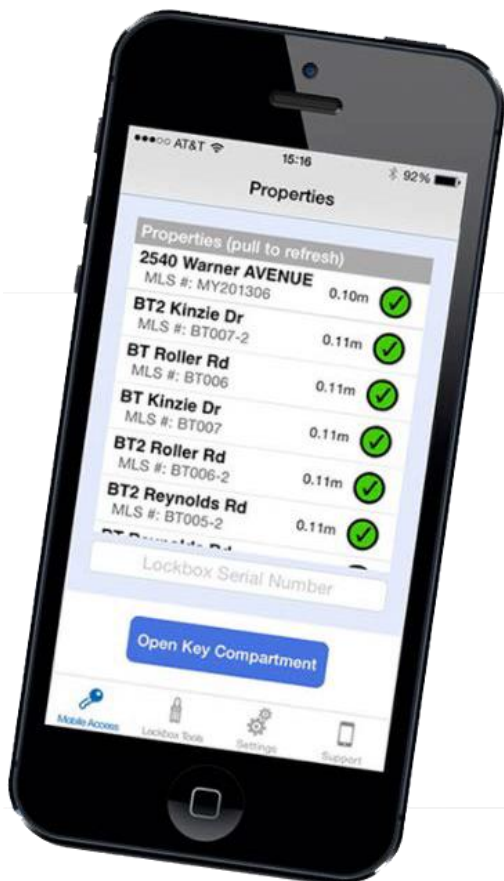
AFTER INITIAL LAUNCH:

After the initial launch of Lockboxes to agents, Lockboxes will be made available from the GMAR office, 12300 W. Center Street, Wauwatosa, WI 53222.



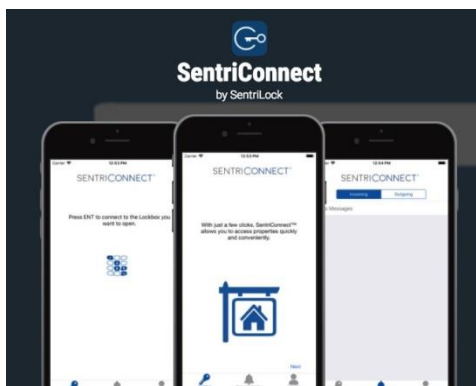
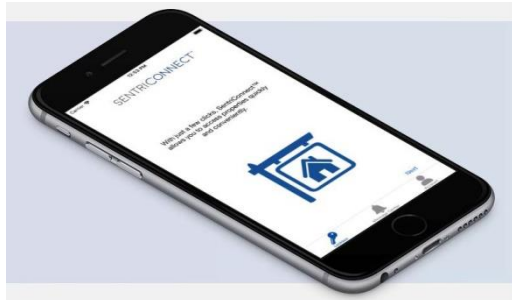
THE BLUETOOTH® REALTOR® LOCKBOX ADVANTAGE

- Bluetooth connects seamlessly with your Smartphone or Tablet.
- Illuminated Key Pad
- Allow easy and secure keyless access
- Long-Lasting User-Replaceable Batteries with Low Battery Notifications
 - Avoid cost and time to service or replace the entire box. Batteries are free under your warranty.
- LPCB and Industry Canada Certified
- The most secure and weather-tested Lockbox in the industry.
- Extra Large Front-Opening Key Compartment
 - Holds up to 5 keys or a standard security door keycard and avoids keys falling out and onto the ground.



SENTRISmart™ MOBILE APP

- Open Lockboxes with your Smartphone or Tablet
- Provides a means of access to all SentiLock Lockboxes in five seconds without any other devices necessary.
- Instant Notifications of the Beginning and Ending of Showings
- Quick feedback allowing for quicker reactions and more sales
- Lockbox Tools
- Borrow or Take Ownership of Lockboxes, Release shackle, assign/remove Lockbox from property, view agent access logs, and generate One-Day codes or access to SentiConnect™.
- Additional Technology Features: Message Center, Missing Key Alerts, Agent Safety Feature, and Property Data Integration with Homesnap and RPR.



SENTRICONNECT™ BY SENTRILOCK

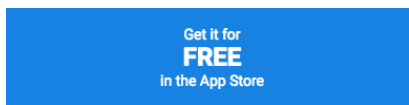
SentriConnect™ is a managed access system that allows a SentriLock™ Lockbox owner to grant time limited access to their Lockbox.

The SentriConnect™ system is a traceable and transparent access system. It provides a unique signature to a mobile device that enables granted access via a Bluetooth connection. SentriConnect™ integrates with the SentriSmart™ app and provides accurate and detailed information to the Lockbox owner of who they granted access to and when that access occurred.

SentriConnect™ is a free service providing security and dependability to our SentriLock Lockbox subscribers.

SentriConnect™ Features:

- Request and receive access to Lockboxes.
- Manage Incoming and Outgoing notifications in the SentriConnect™ Message Center.
- Use the Account tab to change your SentriConnect™ Password or PIN any time.



ONE DAY CODE ADVANTAGE

Secure Keyless Access for:

- Contractors
- Out-of-Area agents
- Locked out homeowners
- Yourself if you forgot your Lockbox key

ONE DAY CODE FACTS

One Day Codes are dynamic, which means they change every day. This provides security by giving the user a time limit to access the Lockbox key compartment without having to visit your Lockbox to change the access code.

They are good for a specific day and can be set to expire for a specific timeframe after they are first used in the Lockbox. One Day Codes can be generated for a Lockbox up to two weeks prior to when the code is actually needed.

The One Day Code can be assigned to the person that will be using it and their access to the Lockbox using the code will be recorded.

TECH SUPPORT



- You can reach SentriLock Technical Support for live support between the hours of 8 a.m. and midnight (ET)
- US Customers: 513-618-5800
- Canada and Toll Free: 1-877-736-8745
- A 24 hour automated support line is available to retrieve a code to renew your SentriCard® or to retrieve a One Day Code for a Lockbox.
- Email: support@sentrilock.com
- REALTOR® Lockbox Website: <http://lb.sentrilock.com> (You'll need your SentriLock ID and Password to login.)
- A live chat option is available from this website

PHONE RENEWALS:

For SentriCard® renewals or to obtain a One Day Code (if allowed by association) over the phone:

- Have your SentriCard®, PIN, and a Lockbox ready
- US Customers: 513-618-5800
- Canada and Toll Free: 1-877-736-8745
- Press 2 for the automated phone system
- Follow along with the prompts

SENTRILOCK CARD UTILITY:

The SentriLock Card Utility can be found [here](#).



LOOKING FOR THE FULL VIDEO LIBRARY?



Here you will find plenty of videos about using the app, assigning one day codes, and working with agents from other markets.

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