

PROPERTY SHOWING AGREEMENT

(For Illustrative Purposes Only – Not Legal Advice)

This Property Showing Agreement (“Agreement”) is entered into on _____,
20____, by and between:

Buyer(s): _____

Buyer Address: _____

and

Broker/Agent: _____

Brokerage Firm: _____

Firm Address: _____

IMPORTANT NOTICE

Real estate broker compensation is not set by law and is fully negotiable. The amount of compensation to be paid to Broker must be agreed to in writing by the parties. Buyer is not required to use Broker’s services and may choose any real estate professional. Before signing this Agreement, Buyer should carefully read all terms and ask questions about anything that is not understood. Buyer may wish to seek independent legal advice prior to signing.

1. Purpose of Agreement

Buyer authorizes Broker to show real property to Buyer for the purpose of evaluating potential purchase opportunities. This Agreement establishes the terms under which Broker will provide showing services.

2. Type of Representation

The parties agree that Broker will provide services under the following arrangement:

- Buyer Agency – Broker represents Buyer exclusively and owes fiduciary duties to Buyer.
- Non-Exclusive Showing Agreement – Broker is providing limited services for the purpose of showing property only.
- Other: _____

Broker's duties and obligations will be as required under applicable state law.

3. Term of Agreement

This Agreement shall begin on _____ and shall expire on _____, unless terminated earlier by mutual written agreement.

This Agreement applies to:

- All properties shown during the term of this Agreement.
- Only the following property(ies):

4. Broker Compensation

Buyer agrees that Broker's compensation shall be:

- _____ % of the purchase price
- \$_____ flat fee
- Other: _____

Compensation shall be paid as follows:

- By the seller or listing brokerage if offered in the transaction.
- By Buyer if compensation is not offered or is insufficient.
- As otherwise agreed in a written purchase agreement.

Buyer understands that Broker's compensation is negotiable and must be agreed upon in writing.

5. No Obligation to Purchase

Buyer is under no obligation to purchase any property shown by Broker. This Agreement does not require Buyer to submit an offer on any property.

6. Procuring Cause / Protection Period (Optional)

If Buyer enters into a purchase agreement for a property shown by Broker during the term of this Agreement, Broker may be entitled to compensation as outlined above.

Protection Period (if applicable): _____ days after expiration of this Agreement.

7. Fair Housing

Broker and Brokerage Firm comply with all federal, state, and local Fair Housing laws and regulations.

8. Entire Agreement

This document constitutes the entire agreement between the parties regarding property showings and supersedes any prior discussions or understandings. Any modifications must be in writing and signed by all parties.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Broker Signature: _____ Date: _____

Firm Name: _____