

Limited Non-Exclusive Showing Agreement

Brokerage: _____ (hereafter referred to as "Broker")

Client Name: (hereafter referred to as "Client") _____

Whereas the Client wishes to "tour" properties listed for sale or lease but does not wish to enter into an Exclusive Buyer/Tenant Agency (Representation) Agreement at this time, the Broker and Client agree to work with each other according to the terms of this Limited Non-Exclusive Showing Agreement. This agreement shall terminate at midnight _____ 20____ (seven days from effective date if not specified) unless terminated by either party at any time prior.

1. NON-EXCLUSIVE, CANCEL ANYTIME. Broker agrees to work with Client and to provide certain limited services. Client agrees that Broker will provide limited advice and access to properties only. Broker is not required to provide any other services. This Agreement does not include preparing an offer (Agreement of Sale or Lease) for the Client. This Agreement does not create an exclusive relationship and may be terminated by either party at any time by written notice.

2. ADDITIONAL BROKERAGE SERVICES. If Client wishes to make an offer to purchase or lease, or requests real estate services beyond the scope of this Limited Non-Exclusive Showing Agreement, the parties are required to enter into a separate Buyer/Tenant Agency (Representation) Agreement.

3. NO AGREEMENTS WITH OTHER BROKERS. Client represents to Broker that Client is not currently party to an Exclusive Buyer/Tenant Agency (Representation) Agreement with any other broker for properties in the State of _____. Client agrees to notify agent of any properties Client has previously viewed with another broker/agent under the term of any other written Buyer/Tenant Agreement. Client acknowledges client may still be responsible for the terms of any previous agreements.

4. COMPENSATION. Client acknowledges that there are not any standard Compensation rates, and that Compensation is fully negotiable and not set by law, any Board or Association of REALTORS®, any multiple listing service (MLS), or in any manner other than as negotiated between Broker and Client. This agreement does not provide for any compensation to Broker. Compensation will be negotiated as part of the Exclusive Buyer/Tenant Agency (Representation) Agreement and may only be payable to Broker.

5. EQUAL OPPORTUNITY. Properties shall be shown and made available to Client without regard to RACE, COLOR, NATIONAL ORIGIN, RELIGION, CREED, SEX, MARITAL STATUS, FAMILIAL STATUS, AGE, SEXUAL ORIENTATION, GENDER IDENTITY, SOURCE OF INCOME, HANDICAP/DISABILITY, current HOUSING STATUS or any other protected classes, as may from time to time be added or amended by law.

6. MODIFICATION OF AGREEMENT. Modifications of this Agreement are binding only when put in writing and signed by all parties; however, this Agreement may be terminated by either party at any time by written notice to the other party.

7. ACKNOWLEDGEMENT. Client acknowledges they have read, fully understand, and consent to this Agreement and have received a copy.

8. DESIGNATED ASSOCIATE BROKER(S) OR SALESPERSON(S). Broker appoints _____ to provide the services covered by this Agreement. Unless otherwise designated by Broker, no other persons affiliated with Broker are parties to this agreement; however, other associate broker(s) or salesperson(s) of Broker may assist as authorized by Broker.

9. ADDITIONAL TERMS.

IF YOU DO NOT UNDERSTAND ALL OF THE TERMS OF THIS DOCUMENT, SEEK COMPETENT LEGAL ADVICE BEFORE SIGNING.

Client _____ Date _____ 20____

Client _____ Date _____ 20____

Acceptance by Broker (or Authorized Representative) _____ Date _____ 20____

This agreement is not binding until signed by all parties, including the Broker or their Authorized Representative