

AGREEMENT TO SHOW UNLISTED PROPERTY

- 1. Permission to Show Property.** In consideration of the services and efforts of _____, a licensed real estate broker/agent (hereinafter "Broker"), the undersigned owner (hereinafter "Owner") hereby grants to Broker the right and privilege to show and offer for sale to one or more prospective buyers (hereinafter "Prospect"), from _____ to _____ (hereinafter the "Authorization Period"), the following described property:
All that tract of land being known as _____
Address _____ City _____ MS,
together with all fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as the "Property".
The full legal description of the Property is the same as is recorded in the court house in the county in which the Property is located and is made a part of this Agreement be reference.
- 2. Sales Price.** Broker may quote a sales price of \$ _____ for the Property, which amount includes the real estate commission, terms of which are more fully set forth below.
- 3. Brokerage Commission.** Owner agrees to pay to Broker, at the closing of the sale, a real estate commission (hereinafter Commission") of \$ _____ or percent (_____ %) of the sales price should Prospect enter into, during the Authorization Period, an enforceable Purchase and Sale Agreement to purchase the Property, and Owner acknowledges that in such event, Broker shall have been the procuring cause of such sale. However, in the event that the Property is sold to Prospect by or through another licensed real estate broker with whom Owner has signed an exclusive listing agreement, then no commission shall be owed to Broker by virtue of this Agreement. In the event that the Property is sold directly by Owner to Prospect within _____ [Insert time period] after the expiration of the Authorization Period, then Owner agrees to pay the Commission to Broker at the closing of the sale.
- 4.** Broker agrees to identify all Prospects to whom Broker has shown the Property at or by the expiration of the Authorization Period.
- 5.** This Agreement is not a seller's agency engagement, but is, rather, limited to Owner's permission given to Broker to show the above property to Prospect, in exchange for compensation to Broker as set forth above. This Agreement shall not be construed to create an agency relationship between Owner and Broker. The parties understand and agree that Owner is customer, and that, as such, Broker will treat Owner honestly and may perform ministerial acts for Owner. It is understood that this Agreement in no way prohibits Owner from selling the Property directly to a buyer other than Prospect. Owner shall retain the right to enter into an exclusive Listing Agreement concerning the Property with any other real estate broker.
- 6.** Owner represents that Owner (1) presently has title to the Property or has full authority to enter into this Agreement, and (2) will in good faith cooperate with Broker in the showing of the Property to Prospect.
- 7.** Owner hereby acknowledges receipt of a copy of this Agreement.



8. Broker hereby identifies known Prospect(s) as

Broker will identify other Prospect(s), if any, to whom Broker has shown property at or before expiration of Authorization Period by Addendum to this Agreement.

Broker's Signature

Owner's Signature

By: _____
Broker or Broker's Affiliated Licensee

Print or Type Name: _____

Print or Type Name: _____

Owner's Signature

Business _____

Print or Type Name: _____

Phone: _____ FAX: _____

NOTE: This form is provided by MAR to its members for their use in real estate transactions and is to be used as is. By using this form, you agree and covenant not to alter, amend, or edit said form or its content, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. These forms are provided with the understanding that the publisher does not engage in rendering legal, accounting, or other professional services.

