

REALTY ONE GROUP SIGNATURE
OPTIONAL LIMITED SHOWING AGREEMENT & DISCLOSURE

(This is a legally binding agreement between all parties and is not a state approved form.
Potential Buyers are advised to seek legal counsel before signing this and any and all legal documents)

This Optional Limited Showing Agreement ("Agreement") is entered by and between the Potential Buyer(s) _____, and Real Estate Brokerage and its duly licensed Agent (Broker/Agent), all as listed below beginning on ____/____/____ and ending on ____/____/____.

Potential Buyer(s) have been made aware of the option to enter into an Exclusive Buyer Agency Representation Agreement as recommended by the local Boards and Associations and have chosen to be Un-Represented during the showing of homes.

Potential Buyer(s):

Name: _____	Name: _____
Email: _____	Email: _____
Phone: _____	Phone: _____
Agent: _____	Brokerage: RealtyONEGroup Signature

____ (Initials) This Agreement does **not** create an agency relationship and signing it does **not** obligate Potential Buyer(s) to use the Agent. Furthermore, this Agreement does **not** obligate Agent or Brokerage to perform any services beyond those listed in this Paragraph on a continuing or ongoing basis.

____ (Initials) At any time during the tenure of this showing relationship, Potential Buyer(s) and Broker/Agent may enter into a full Agency Relationship by executing the **Exclusive Buyer-Broker Agreement & Agency Disclosure** at which point this Agreement shall automatically be terminated without further authorization.

____ (Initials) Potential buyer(s) have been explained and fully comprehend the benefits of entering into a written Agency Agreement, as recommended by the local Boards and Associations including the Fiduciary Duties which includes: **Loyalty, Obedience, Full Disclosure, Confidentiality, Reasonable Care**, and any other duties required by law.

Without such Agency Agreement, Potential Buyer(s) are advised not to disclose any information that may potentially weaken and/or be harmful to the Buyer's negotiation position. However, on the occasion where a Pre-Qualification from a qualified lender or lending institution, Buyer's Proof of Funds, or any other requested information made by the Seller(s) via the Seller's brokerage is required in order to show the home, Potential Buyer(s) agree to comply and provide such information.

____ (Initials) If a written offer to purchase is requested by the Buyer, The Broker/Agent are required by law to enter into a separate written **Exclusive Buyer-Broker Agreement & Agency Disclosure** with Potential Buyer. Upon the execution of such agreement, this agreement shall automatically terminate.

1. SCOPE & PURPOSE.

The purpose of this Agreement is to allow the above-named Agent to provide to Potential Buyer(s) with

- (1) Access to see homes for sale;
- (2) Certain and limited information relating to the homes which are seen, without warranty or verification; and/or
- (3) General information regarding the process of purchasing this or any other property.

2. NO REPRESENTATION.

Under this Agreement, Broker/Agent do not represent Potential Buyer in any capacity and do not owe any FIDUCIARY to Potential Buyer.

3. DUTIES OWED.

As a Realtor® under this Agreement, the Agent and Broker owe Potential Buyer and all members of the public a general duty of honesty, but nothing more.

4. COMPENSATION.

For purposes of this Agreement only, the Broker/Agent (*select one*):

Flat Fee Showing Service:

Broker/Agent will be compensated by Potential Buyer(s) at a rate of \$_____ for any and all homes shown to Potential Buyer(s) for a period of _____ Days Weeks Months Expiration of Agreement.

Any and all payments shall be due and payable upon the expiration of this agreement. All payments shall be made to Brokerage: RealtyONEGroup Signature.

No-Fee Showing Service with Future Compensation Upon Acquisition:

Broker/Agent will be working without any compensation from Potential Buyer(s) or any other source for any and all homes showed, but Potential Buyer(s) agree to compensate the Broker/Agent \$_____ or _____% of the Gross Acquisition Price of the home upon the successful closing of the homes showed with or without the execution of an executed Agency Agreement.

If successful Settlement / Closing occur with an executed Agency Agreement, the terms of compensation on such agreement shall supersede the terms of this agreement.

If successful Settlement / Closing occur without an executed Agency Agreement, the amount owing per the terms of this agreement shall be due and payable from Potential Buyer(s) within 7 days from successful Closing. Buyer(s) understands that under the terms of compensation without Agency, Agent/Brokerage will NOT be assisting with the contract and negotiation of the purchase. This option is reserved for Buyer(s) wishing to purchase the properties shown without Agency and the assistance of Agent/Brokerage.

Potential Buyer(s) and Broker/Agent may, at any time during the time of this Agreement may enter into a fully executed Agency Agreement at which point the terms of compensation under such Agency Agreement shall supersede and satisfy any and all compensation requirement outlined in this agreement owed by Potential Buyer(s).

Any and all compensation already paid and received by Broker/Agent SHALL SHALL NOT be credited to Buyer(s) upon the settlement of the purchase.

The Broker/Agent may not receive compensation that is greater than the amount disclosed in this Paragraph for services provided under the terms of this Agreement only.

Brokerage commissions or fees are fully negotiable and are not set by law, any Board or Association of REALTORS®, or the Multiple Listing Service.

5. EQUAL OPPORTUNITY.

During the terms of this agreement, the Broker/ Agent and Potential Buyer(s) agree to comply with Federal, State, and local Fair Housing Laws.

Executed this _____ day of _____, 20_____ .

Buyer Name: _____ Buyer Name: _____

Signature: _____ Signature: _____

AGENT Signature: _____ RealtyONEGroup Signature