



# ONE TIME SHOWING AGREEMENT



**THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND CONSULTING AN ATTORNEY BEFORE SIGNING.**

PROPERTY ADDRESS: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Purchaser(s): \_\_\_\_\_

Owner understands that this Contract is only a compensation agreement for selling Owner's Property to the aforementioned prospective Purchaser(s) and Owner is not listing Owner's Property with Broker. Owner understands that Owner can sell Owner's Property to other purchasers even though this Contract has not expired.

Owner understands that Broker is not representing Owner as a Seller's Agent and is representing the purchaser as a buyer's agent. Owner has been provided with a NYS Agency Disclosure Form identifying the Broker as a Buyer's Agent.

If Broker sells the Property, Broker may notify the Multiple Listing Service ("MLS") of the price and terms of the sale and property information. Owner understands this Contract DOES NOT give Broker authority to list the property on the MLS.

This agreement does not authorize Broker to show the property to any other prospective purchasers, nor obligate Owner to pay a commission to Broker, except in connection with a sale of the property to this Purchaser.

The undersigned Owner agree(s) to pay to the undersigned Broker, a commission in an amount equal to \_\_\_\_\_% of the sales price or \$ \_\_\_\_\_ for the sale of the above described property shown to the Purchaser(s), if a contract is ratified between the parties within \_\_\_\_\_ days of showing. Such commission shall be paid at settlement.

Other terms: \_\_\_\_\_

IF DURING THE TERM OF THIS AGREEMENT THE OWNER WILL BE ENTERING INTO A LISTING CONTRACT WITH ANOTHER BROKER, OWNER SHOULD NOTIFY THE OTHER BROKER OF THIS AGREEMENT AND REQUEST THAT THE AFOREMENTIONED PURCHASER(S) BE EXCLUDED. OWNER UNDERSTANDS THAT IF OWNER FAILS TO EXCLUDE THE AFOREMENTIONED PURCHASER(S) AND ENTERS INTO A LISTING CONTRACT AGREEMENT WITH ANOTHER LICENSED REAL ESTATE BROKER DURING THE TERM OF THIS CONTRACT AND SELLS THE PROPERTY TO THE ABOVE-NAMED PROSPECTIVE BUYER(S), OWNER MAY BE OBLIGATED TO PAY COMPENSATION TO BOTH BROKERS.

OWNER \_\_\_\_\_ Date: \_\_\_\_\_

OWNER \_\_\_\_\_ Date: \_\_\_\_\_

BROKER \_\_\_\_\_ Date: \_\_\_\_\_

The "EFFECTIVE DATE" of this Agreement shall be latest date entered above alongside the parties' signatures