



**FOR SALE BY OWNER**  
**SHOWING & COMPENSATION AGREEMENT**  
 This Contract is Intended to be a Binding Real Estate Contract



Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Broker (firm): \_\_\_\_\_

Buyers Designated Agent: \_\_\_\_\_

Property: \_\_\_\_\_

1. Notice is given to "By-Owner" Seller that the undersigned Buyer's Designated Agent represents the interests of the Buyer as a Client, and NOT the Seller, and that any confidential information given to the Buyer's Agent by Seller will be disclosed to the Buyer if in Buyer's interests.
2. Seller hereby consents to the showing of this property by the Buyer's Designated Agent to the above-named "Client" Buyer.

**IF THIS SHOWING SHALL RESULT IN AN OFFER TO PURCHASE. THEN:**

3. Seller further acknowledges that BROKER ("Buyer's Broker") has been retained by Buyer to represent Buyer pursuant to an Exclusive Buyer Representation Agreement and that Buyer's Broker has designated one of its Sales Agents as Buyer's Designated Agent ("Buyer's Agent"). Seller understands that Buyer's Agent is the agent of the Buyer with a duty to represent the Buyer's interests. Seller further understands that the Buyer Agent is not Seller's agent and that any confidential information given to the Buyer's Agent by Seller will be disclosed to Buyer if in Buyer's interests.
4. Seller agrees to pay to Buyer's BROKER as compensation on behalf of Buyer \$ \_\_\_\_\_ or \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the sales price. Seller acknowledges that the payment constitutes an economic adjustment in the transaction and is authorized without creating any agency relationship between Seller and Buyer's broker/designated Agent.
5. The closing entity is hereby irrevocably authorized and directed to deduct from Seller's proceeds to pay to BROKER at closing the compensation provided for herein.

\_\_\_\_\_  
 (Firm)

By: \_\_\_\_\_  
 BROKER

By: \_\_\_\_\_  
 Buyer's Designated Agent

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

Accepted: \_\_\_\_\_

Sellers: \_\_\_\_\_

\_\_\_\_\_

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

REV 04/02

Phone:

Fax: