

SHOWING CONTRACT

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DEFINITIONS

- 1.
2. This Contract involves the property located at: _____
3. _____
4. "I" means: _____ (Seller).
5. "You" means: _____ (the real estate broker).

SHOWING CONTRACT

- 7. I give You permission to show and sell the property to the prospective buyer(s) whose name(s) is/are:
8. _____
9. _____
10. _____
11. _____

- 12. I understand that this Contract is only a compensation agreement for selling my property to the above named prospective buyer(s) and I am
13. not listing my property with You. I understand that I can sell my property to other buyers even though this Contract has not expired.
14. I understand that You are not representing me as my agent and that You ARE / ARE NOT representing the buyer.
------(circle one)-----

- 15. This Contract shall start on _____, 20_____ and end one year from this date. I will keep You notified of new
16. information important to the sale of the property. If You sell the property, You may notify the Multiple Listing Service (MLS) of the price and terms
17. of the sale and property information. I understand that this Contract DOES NOT give You authority to rent or manage my property. I
18. understand that mortgage financing services are usually paid for by the buyer; however, certain loans may require me to pay a portion of the
19. fees for the mortgage loan. I understand that I will not be required to pay the financing fees on any mortgage without giving my written
20. consent.

MY DUTIES

- 21. I will cooperate with You in selling the property. I will provide the buyer(s) with a completed Seller's Property Disclosure Statement and all
22. pertinent information relative to the property. I agree to provide and pay for any inspections and reports; if required by governmental
23. authorities. I agree to provide homeowner's association documents, if required. I will remain responsible for security, maintenance, utilities
24. and insurance while I own the property, and for safekeeping, securing and/or concealing any valuable personal property during property
25. showings. I will provide the buyer an updated abstract of title, or registered property abstract, or an owner's title insurance policy for the
26. property, as agreed to in a purchase agreement. I have the full legal right to sell the property. I will sign all closing documents (including
27. a warranty deed or contract for deed) necessary to transfer to the buyer marketable title (full and unquestioned ownership) to the property.
28.

YOUR COMPENSATION

- 29. I will pay You as your compensation _____% of the selling price or \$_____, whichever is greater, if I sell or agree to sell the
30. property to the above named prospective buyer(s) before this Contract ends. I agree to compensate You in full upon the happening of
31. any of the following events: (1) the closing of the sale, (2) my refusal to close the sale.
32.

- 33. I UNDERSTAND THAT IF I ENTER INTO A LISTING CONTRACT OR A SELLER FACILITATOR SERVICES AGREEMENT WITH
34. ANOTHER LICENSED REAL ESTATE BROKER DURING THE TERM OF THIS CONTRACT AND SELL THE PROPERTY TO THE ABOVE
35. NAMED PROSPECTIVE BUYER(S), I MAY BE OBLIGATED TO PAY COMPENSATION TO BOTH YOU AND THE OTHER BROKER.

- 36. To secure payment of your compensation I hereby assign to You the proceeds from the sale of my property in an amount equal to the
37. compensation due You under this Contract. If either You or I bring an action for enforcement of this Contract, the prevailing party in such
38. action, whether or not such action proceeds to final judgement, shall be entitled to recover all costs and expenses, including all reasonable
39. attorneys' fees and court costs.

- 40. NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL OR MANAGEMENT OF REAL PROPERTY SHALL BE
41. DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT (AND/OR CUSTOMER).

CLOSING SERVICES

- 42. After a purchase agreement for the property is signed, arrangements must be made to close the transaction. I understand that no one can
43. require me to use a particular person in connection with a real estate closing and that I may arrange for a qualified closing agent, or my
44. attorney, to conduct the closing. I understand that I may be required to pay certain closing costs which may effectively reduce the
45. proceeds from the sale.
46.

- 47. I have indicated my choice for closing services. (initial either option)

- 48. _____ I wish to have You arrange for closing services.
(Seller) (Seller)

- 49. _____ I will arrange for a qualified closing agent or my attorney to provide closing services.
(Seller) (Seller)

- 50. NOTICE: THE REAL ESTATE BROKER, REAL ESTATE SALESPERSON OR REAL ESTATE CLOSING AGENT HAS NOT
51. AND, UNDER APPLICABLE STATE LAW, MAY NOT EXPRESS OPINIONS REGARDING THE LEGAL EFFECT OF THE
52. CLOSING DOCUMENTS OR OF THE CLOSING ITSELF.

NOTICES AND NONDISCRIMINATION

- 53. As of this date I have not received notices from any governmental authority or homeowner's association about the property that I have not
54. told You about, and I agree to promptly tell You of any notices of that type that I receive. I understand that I may not refuse to sell, or
55. discriminate in the terms, conditions or privileges of sale, to any person due to their race, color, creed, religion, national origin, sex, marital
56. status, status with regard to public assistance, handicap, whether physical or mental, family status or sexual orientation. I understand
57. further that local ordinances may include other protected classes.
58.

- 59. This shall serve as my written notice granting You permission to obtain mortgage information (e.g., mortgage balance, interest rate, payoff
60. and/or assumption figures, etc.) regarding any existing financing on this property. A copy of this document shall be as valid as the original.

- 61. ACCEPTED BY: Above Named Real Estate Broker BY: _____ Date Signed: _____, 20_____.
(Licensee)

- 62. ACCEPTED BY: _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

- 63. Address: _____ Address: _____

- 64. _____

- 65. Phone: _____ Phone: _____

- 66. Seller's Social Security #: _____ Seller's Social Security #: _____