

AUTHORIZATION TO SHOW UNLISTED PROPERTY



2007 Printing

1. In consideration of the services and efforts of _____, a licensed real estate broker (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, from the _____ day of _____, 20____, to the _____ day of _____, 20____ (hereinafter "Authorization Period"), the following described property: All that tract of land lying and being in Land Lot _____ of the _____ District, _____ Section of _____ County, Georgia, and being known as Address _____, City _____, Georgia, Zip Code _____, according to the present system of numbering in and around this area, being more particularly described as Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision, as recorded in Plat Book _____, Page _____, _____ County, Georgia, records together with all fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as the "Property." The full legal description of Property is the same as is recorded with the Clerk of the Superior Court of the county in which Property is located and is made a part of this Agreement by reference.
2. This Agreement shall create an independent contractor relationship between Broker and Owner. Broker shall at no time be considered an employee of Owner. Owner acknowledges that the real estate salespersons affiliated with Broker are independent contractors of Broker, and are not Broker's employees.
3. Broker may quote a price of \$_____ for Property (which amount includes the real estate commission) the terms of which are more fully set forth in paragraph 5 below.
4. Broker hereby identifies known prospective buyer as _____. Broker will identify other prospective buyers, if any, to whom Broker has shown Property at or before expiration of Authorization Period by Addendum to this Agreement.
5. **Commission.**
 - A. Seller agrees to pay Broker at closing a real estate commission (herein after "Commission") of _____ percent (%) of the purchase price of Property or \$_____ in the event that during the term of this Agreement:
 1. Broker procures a buyer ready, willing, and able to purchase Property at the price described above; or
 2. Seller enters into a contract for the sale or exchange of Property with any buyer through the efforts of Broker.
 - B. In the event that Seller sells or contracts to sell Property to any prospective buyer introduced to Property by Broker within _____ days after the expiration of the Authorization Period, then Seller shall pay the commission referenced above to Broker at the closing of the sale or exchange of Property. Notwithstanding the above, in the event that Property is sold to the prospective buyer by or through another licensed broker with whom Seller has signed an exclusive right to sell listing agreement, then no commission shall be owed to Broker by virtue of this Agreement. The commission obligations set forth herein shall survive the termination of this Agreement.
6. This Agreement shall not be construed to create a brokerage relationship between Owner and Broker, but is, rather, limited to Owner's permission given to Broker to show the above Property to prospective buyer(s), in exchange for compensation to Broker as set forth above. The parties understand and agree that Owner is Broker's 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 Property directly to a buyer other than prospective buyer(s). Owner shall retain the right to enter into a listing agreement concerning Property with any other real estate broker.
7. Owner represents that Owner:
 - A. presently has title to Property or has full authority to enter into this Agreement; and
 - B. will cooperate with Broker to show and sell Property to prospective buyer(s).

RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY SELLER.

The above Agreement is hereby accepted, _____ o'clock _____ .m., on the _____ day of _____, 20_____.

Broker

MLS Office Code Brokerage Firm License Number

Broker's Phone# _____ & FAX# _____

By: _____
 Broker or Broker's Affiliated Licensee

Print or Type Name

Agent's Georgia Real Estate License Number

Seller's Signature

Print or Type Name

Seller's Signature

Print or Type Name

Phone # _____ FAX# _____

Address: _____
