



Authorization to Preview or Show Property

Date: \_\_\_\_\_ to \_\_\_\_\_ To: Keller Williams Realty

The undersigned \_\_\_\_\_ (Seller/Landlord names) agree regarding any property on \_\_\_\_\_ (Seller's Website Address) or \_\_\_\_\_ (Property Address) \_\_\_\_\_ (Property Legal Description) (for multiple properties, if not on Seller/Landlord's website, attach a list on separate paper):

- 1) To allow Keller Williams Realty and/or its agent(s) ("Broker"), to show said property to Broker's clients or preview by appointment and take/share photos and offer this property for sale at a price of \$ \_\_\_\_\_ or whatever the advertised price on Seller's website and/or for rent at the monthly rate of \$ \_\_\_\_\_.
2) If Broker produces a contract of sale acceptable to Seller, Seller agrees to pay Broker a commission of 5% of the sale price for vacant land and 3% for residential. If Broker produces a lease acceptable to us, we agree to pay Broker a commission of 50% of the first month's rent.

As this is not a listing agreement, Seller/Landlord reserves the right, without notice or obligation to Broker, to sell or lease this property themselves or permit anyone else to sell it. In either event, no commission will have been earned by nor paid to Broker. This agreement does not, in any way, indicate or imply Brokerage representation of Seller. Broker shall strictly be representing their client or prospective purchaser or prospective tenant. Seller does not have Property listed with a Broker.

YES, TO ALLOW, Broker, and/or its agent(s), to advertise our property for sale on their website(s), inclusive, but, not limited to the websites listed herein, AT \$175 x \_\_\_\_\_ (# of properties) = \$ \_\_\_\_\_ CHARGE TO SELLER (10% discount will apply for every 5 properties simultaneously advertised). Seller will take all pictures and format all ads, then, email them to Broker for entry on Broker's website and/or allow Broker to pull ads from Seller's website. Seller will notify Broker of any price changes and when properties are sold so Broker can remove ads from Broker's website.

Information and/or photos as supplied by Seller or Landlords are hereby certified by us as true and accurate to the best of our knowledge. We understand and agree that for offering to advertise our property at an agreed flat rate on said website(s), there may or may not be seller contact information, physical location, or mailing address of the property on Broker's website(s), and Property will not be on the MLS. We understand and agree that any prospective interested party that accesses the information on Broker's website(s) shall be considered the buyer customer/client of Broker. Once a contract is accepted by Seller/Landlord from Broker's buyer, we will allow Broker to advertise it as sold by Broker.

Seller or Landlord Date Seller or Landlord Date



CYNTHIA HASH, REALTOR/SRES/GRI/AHA/CSSS/CRPS/GREEN/VHDA/NOTARY
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WANT MORE IN A WEBSITE IN CVILLE? www.FindHomesInCharlottesville.com
IS YOUR HOUSE PAID FOR? www.PayOffYourHome.org