



*Consumer Advocates*  
in American Real Estate (501(c)3)

### Model compensation language for Showing Agreements/Non-Brokerage Services.

**Disclaimer:** The below form language is designed to protect consumers from predatory pricing practices in the real estate brokerage industry. However, it is difficult to draft forms that comply with all state laws and we are not permitted to provide legal advice. If you would like to use this work, please obtain legal counsel to determine if this will work for you.

### Showing Agreement for Non-Brokerage Services

**Compensation is fully negotiable and is not fixed, controlled, recommended, or suggested by law or any multiple listing service or association of REALTORS®.**

\$\_\_\_\_\_ Cost Per Property for access to Properties listed on the Multiple Listing Service ("MLS").

Buyer wishes to engage the MLS "Member" for the non-brokerage services of providing access to MLS listed Properties. Member's only service will be to provide access to Properties and secure the Properties as required through their MLS service. Member will provide no brokerage advice or any other services to Buyer. Fee for access to home is to be invoiced once work is completed. Neither Member nor the Member's Broker will make any claim to any fees offered to Buyer Brokers by the Seller or Seller's Broker.

Agreement begins on \_\_\_\_\_ and ends on \_\_\_\_\_ and can be canceled at any time.

\_\_\_\_\_  
Buyer's Name and Signature                                      date

\_\_\_\_\_  
MLS Member's Name and Signature                                      date