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Time and Commission

ONE-TIME SHOWING AGREEMENT – COLORADO **Date:** _____

Proposed Selling Price: \$ _____

Seller Information:

Name: Richard Rajca / dba Big Fish 44 Phone: 917-596-3885 Email: drricknyc@gmail.com

Broker Information:

Name: _____ **Phone:** _____

Email: _____

Brokerage Firm: _____ **Address:** _____

License #: _____

Property to Be Sold:

Address: 1436 Harcourt Trail, Placerville, CO 81430

Legal Description (Abbr.): SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 25 R11 — Subject to full legal in Book 454 Page 480
/ Also Known As: Paradise Ranch

Buyer(s) (List full legal names of all potential buyers to whom the property will be shown)

Purpose:

Seller authorizes Broker to show the property to the above-named Buyer(s) one time only, either in person or via live virtual tour, on _____ at _____. This is not an Exclusive Right-to-Sell Listing Contract agreement. Seller agrees to a commission, as outlined herein, in the event the Buyers complete and close on the purchase of the Property; however, Seller is free to engage with other brokers and real estate agents, allowing them to show, and/or list the Property for sale.

Term:

Effective on _____ and expires on _____

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at 11:59 PM. No additional showings, negotiations, or representations are authorized unless in writing. Seller may sell or market the property independently or through others.

Commission Agreement (check one):

☐ Flat Fee: \$ _____ ☒ **6% of final sale price.**

Commission is due only if: (a) Broker personally conducts a showing to the above-named Buyer(s) during the term; and (b) a purchase contract is fully executed during the term or within calendar days thereafter as a direct result of Broker's showing. Seller agrees to direct the Title Company in writing to disburse commission to Brokers Firm at closing.

Agency Relationship (check one):

☐ Seller's Agent ☒ Transaction Broker (default in CO)

Entire Agreement:

This is the full understanding between parties. Amendments must be in writing and signed. No oral terms shall apply.

Clarification:

Photos, videos, or info shared without a live showing do not constitute a "showing." Seller retains full right to sell to others outside this agreement.

Non-Circumvention:

Seller shall not sell, directly or indirectly, to the named Buyer(s) "during the above mentioned term. If violated, commission remains due to the Broker as if the sale had occurred through them.

Governing Law:

Colorado. Venue: County where property is located.

Signatures:

Seller: X _____

Print Name: _____ Richard Rajca / dba Big Fish 44 _____ **Date:** _____

Broker: X _____ **Print Name:** _____

License #: _____ **Date:** _____