

## 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.): SW¼ SE¼ 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 listing agreement.

### Term:

Effective on \_\_\_\_\_ and expires on \_\_\_\_\_ 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: \$\_\_\_\_\_      ☒ % 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) "including affiliates or assigns or any entity in which Buyer has a beneficial interest 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:

\_\_\_\_\_ Print Name: Richard Rajca / dba Big Fish 44 Date: \_\_\_\_\_

Broker:

\_\_\_\_\_ Print Name: \_\_\_\_\_ License #: \_\_\_\_\_

Date: \_\_\_\_\_