

SELLER'S PERMISSION TO SHOW CONTRACT

This Contract is between the following parties:

SELLER: _____

and BROKER: _____

regarding SELLER'S Property located at: _____

1. PERMISSION TO SHOW. SELLER hereby permits BROKER/LICENSEE to show the Property to BUYER _____ on the date(s) of _____.

2. BROKERAGE RELATIONSHIP DISCLOSURE. SELLER acknowledges the real estate licensee (Licensee) involved in this transaction may be an agent of the Buyer or a Transaction Broker.

3. BROKER COMPLIANCE. Licensees acting as an agent of the Buyer have a duty to represent the Buyer's interest and will not be the agent of SELLER. **INFORMATION GIVEN BY SELLER TO A LICENSEE ACTING AS A LICENSEE ASSISTING THE BUYER WILL BE DISCLOSED TO THE BUYER.** Licensees acting in the capacity of a Transaction Broker are not agents for either party and do not advocate the interests of either party. **SELLER(S) HEREBY ACKNOWLEDGE THE REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURE HAS BEEN FURNISHED TO THEM PRIOR TO THE FIRST SHOWING.**

Licensee assisting the Buyer is acting as: *(Check one)*

- ☐ Buyer's Agent.
☐ Designated Buyer's Agent (In Kansas, Supervising Broker acts as Transaction Broker)
☐ Transaction Broker (Neither party is being represented)

4. PRICE OF THE PROPERTY. SELLER agrees to allow BROKER/LICENSEE to show the Property to BUYER at a price of \$_____.

5. SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM. ("Seller's Disclosure"). SELLER understands the law requires disclosure of any material defects in the Property to prospective Buyers and failure to do so may result in civil liability for damages. SELLER agrees to complete the Seller's Disclosure to be provided to prospective Buyers and to update the disclosure statement at the request of BROKER, **or in the event of a material change in the condition of the Property. SELLER will provide all inspection reports, if any, and authorizes BROKER/Licensee to disclose such reports** and warrants there are no known defects in the Property except as will be indicated on the Seller's Disclosure. SELLER agrees to hold BROKER, its affiliated licensees and employees, and all cooperating Brokers and their agents and employees harmless for any damages or civil or criminal actions, and all claims, demands, suits, losses or expenses (including reasonable attorney's fees) arising out of any misrepresentation, nondisclosure, or concealment by SELLER in connection with the sale of the Property including, without limitation, the inaccuracy of information provided by SELLER, contained in the Seller's Disclosure, or otherwise provided or omitted in connection with the sale of the Property. SELLER agrees SELLER will personally assume all responsibility for any claims made by a Buyer before or after possession with respect to any errors or omissions contained in the information provided to BROKER and the Buyer, and that BROKER shall not be responsible in any manner for any errors or omissions.

 Initials
SELLER | SELLER

47 **6. COMPENSATION TO BROKER.**

48 **SELLER acknowledges there are no standard compensation rates and BROKER Compensation**
49 **is fully negotiable and not set by law.** BROKER Compensation will be negotiated in the Real Estate
50 Sale Contract. A seller may agree to pay some or all of the fees of a broker assisting a buyer. SELLER
51 acknowledges that any buyer's broker may represent the interests of buyers only.
52

53 **SELLER authorizes the party handling the Closing to pay the Compensation to BROKER from**
54 **SELLER'S proceeds at the Closing. SELLER understands and agrees BROKER may be**
55 **compensated by more than one party in the transaction.**
56

57 **7. SELLER AGREES:**

- 58 a. to exclude Buyer from any subsequent "Right To Sell Contracts" with another broker for a period of
59 _____ calendar days from the date of the most recent showing of the Property to Buyer by
60 BROKER/LICENSEE.
61 b. BROKER may place a sign in the yard of the Property from the time the Property is under contract
62 through the Closing on the sale of the Property stating that BROKER has the Property under
63 contract and/or sold.
64 c. BROKER may report sales information about the Property, including the price at which the Property
65 sold, to the MLS for dissemination to MLS participants, subscribers, and other licensees or users of
66 the MLS database compilation after the Closing of the sale on the Property.
67

68 **8. ADDITIONAL TERMS AND CONDITIONS, IF ANY:** _____
69 _____
70 _____
71 _____
72

73 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
74 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
75 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
76

77 **Licensee hereby certifies (s)he is licensed to sell real estate in the state in which the Property is**
78 **located.**
79

80	_____	_____	_____
81	SELLER	DATE	BROKERAGE
82	_____	_____	_____
83	_____	_____	_____
84	SELLER	DATE	LICENSEE DATE
85	_____	_____	_____
86	_____	_____	_____
87	SELLER Address	Name of Licensee	(Please Print)
88	_____	_____	_____
89	_____	_____ / _____	_____
90	SELLER City, State, Zip	Licensee Contact #	Brokerage Contact #
91	_____	_____	_____
92	_____	_____	_____
93	SELLER Email	Licensee Email	_____

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Revised October 2024. Any previous versions may no longer be valid. Copyright January 2025.



Affiliated Business Arrangement Disclosure and Statement

This is to give you notice that Platinum Realty, LLC ("Platinum Realty") is part of a family of companies owned either partially or wholly by Five D I, LLC dba United Real Estate (the "Company"). Platinum Realty and/or Company also has a business relationship with the below listed settlement service providers and may advertise them for a fixed service fee.

Lenders for Mortgage Financing:

NBKC Bank

To close your Purchase or Sale and/or for Title Insurance:

Security First Title

Investors Title

To provide Home Warranty Services:

America's Preferred Home Warranty

As a result of these relationships, referral to any of the above - listed entities may provide Platinum Realty and/or Company (and/or any of its subsidiaries or affiliates) with financial or other benefit.

Set forth below are the estimated charges or a range of charges for settlement services as listed. You are not required to use the listed providers as a condition for purchase of the subject property. Platinum Realty and/or Company is authorized to disclose information to its affiliates for the sole purpose of assisting in the transaction. There are frequently other settlement providers available with similar services. You are free to shop around to determine that you are receiving the best rate for these services.

Settlement Service Company	Service Provided	Estimated Cost
NBKC Bank	Lender Fee, Credit Report and Verifications	275-400
	Appraisal	600-1,000
Investors Title	Title/Escrow Services	Sales Price Range 10,000 to 1,000,000
	Lender's Policy	14-900
	Owner's Policy	14-900
	Title Search/Exam Fees/Loan Service Charge	0-1,700
	Closing Fee	0-550
Security First Title	Title/Escrow Services	
	Lender's Policy	600-900
	Owner's Policy	240-800
	Title Search/Exam Fees/Loan Service Charge	150-500
	Closing Fee	350 - 500
America's Preferred Home Warranty	Home Warranty	499 - unlimited

HOME WARRANTY DISCLOSURE

No United Real Estate affiliated company has an ownership interest in any company offering home warranty insurance; however, when a seller or purchaser purchases a home warranty insurance policy through a United Real Estate or Platinum Realty sales associate, Platinum Realty and/or Company, receives a maximum of \$100 of the premium paid for services performed in the placement of the warranty.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Platinum Realty LLC and/or Company are referring me/us to purchase the above-described settlement service(s) and may receive financial or other benefit(s) as a result of this referral.

Signature: X _____

Date: _____

Signature: X _____

Date: _____

Signature: X _____

Date: _____

Signature: X _____

Date: _____