

## FOR SALE BY OWNER AUTHORIZATION

### ALLIANCE

1 This agreement is entered into by and between \_\_\_\_\_ as  
 2 Seller, and \_\_\_\_\_ as Broker.

3 1. Seller is the owner of property commonly known as \_\_\_\_\_,  
 4 (the Property), being offered for sale at a price of \$\_\_\_\_\_.

5  
 6 2. Seller is endeavoring to sell the Property without listing the property with a real estate licensee. Seller does not have in  
 7 effect any listing or other agreement with any real estate licensee. Prior to entering into any listing after the date of this  
 8 agreement, Seller will disclose the existence of this agreement to any such licensee.

9 3. Broker has a prospective buyer, \_\_\_\_\_ (Buyer), to whom he/she  
 10 would like to show the Property. This agreement does not authorize Broker to show the Property to any other prospective  
 11 buyers, nor obligate Seller to pay a commission to Broker except in connection with a sale of the Property to this prospective  
 12 Buyer.

13 4. If Seller enters into a contract to sell the Property to Buyer at any time within \_\_\_\_ days of signing this agreement, and  
 14 Seller later sells the property to Buyer or Buyer's Assigns or successors, Seller agrees to pay Broker a commission of \_\_\_\_  
 15 % of the sales price or \$\_\_\_\_\_ (the "Fee") of the Property. Seller authorizes the deduction of said brokerage fee  
 16 from the Seller's proceeds at closing.

17 5. Seller acknowledges receiving the Real Estate Brokerage Relationships brochure. Seller acknowledges that Broker is  
 18 not acting as an Agent representing Seller in this transaction, and that Broker's relationship with the prospective Buyer  
 19 has been previously orally disclosed as that of (check one):

20  Agent of the Buyer or Designated Buyer's Agent       Transaction Broker

21 6. If Seller enters into a contract to sell the Property to Buyer:  
 22     ▪ Seller authorizes Broker to place a sold sign on the Property and to remove all other signs;  
 23     ▪ Seller agrees to furnish a key to the Property and permit Broker to place a Multiple Listing Service lock box on the  
 24     Property in order to have access to the Property for inspections and appraisal;  
 25     ▪ Seller authorizes Broker to submit pertinent information concerning this property to the South Central Kansas  
 26     Multiple Listing Service in accordance with its rules and regulations. The Seller authorizes dissemination of sales  
 27     information, including the sales price, after the closing of the sale.

28 **This is a legally binding contract. If not understood, seek competent advice.**

29 Seller hereby acknowledges receipt of a copy of this agreement.

30 \_\_\_\_\_  
 31 Brokerage      Seller      Date

32 \_\_\_\_\_  
 33 By (Agent)      Date      Seller      Date

34 \_\_\_\_\_  
 35 Broker's Address      Seller's Address

36 \_\_\_\_\_  
 37 Broker's Phone      Work Phone      Home Phone

38 \_\_\_\_\_  
 39 Broker's e-mail      Seller's e-mail

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016