

# CENTURY 21<sup>®</sup>

HomeStar



## AUTHORIZATION TO SHOW (Request By Buyer's Agent)

**A) AUTHORIZATION:** Seller, as owner or having the right and power to act for the owner of the \_\_\_\_\_ (the "Property"), hereby authorizes Century21HomeStar and the undersigned Licensee to show the Property to Buyer(s) whom Century21HomeStar and the licensee represent. The Buyer's name(s) will be provided upon Seller's execution of the agreement.

Seller's Asking Price: \_\_\_\_\_

**B) CONDITIONS:** In the event of a sale or exchange of the Property to the Buyer at a price and terms agreement to Seller, Seller agrees to pay Century21HomeStar a fee of \_\_\_\_\_ ( \_\_\_\_\_ %) of the full purchase or exchange price.

Further, in the event of any sale or exchange of the Property to the Buyers procured by Century21HomeStar within one hundred and eighty (180) days from the date that the Property is shown to the Buyer, it is further agreed that the Seller will pay the commission described above to Century21HomeStar.

**C) TERM:** This Authorization to show the Property shall expire at midnight on \_\_\_\_/\_\_\_\_/\_\_\_\_.

**D) FAIR HOUSING:** It is illegal pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex familial status as defined in Section 4112.01 of the Revised Code ancestry, disability as defined in that section, or national origin or to discriminate in advertising in the sale or rental/housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of these protected classes.

**E) AGENCY:** Seller acknowledges that Century21HomeStar and Licensee represent the Buyer. Seller Authorizes Century21HomeStar to place a sign on the Property following execution of a purchase agreement with the Buyer.

**F) DISCLOSURES:** Seller agrees to complete and provide to the potential Buyer and Century21HomeStar the federal Lead-Based Paint Disclosure Form (if applicable), and the state-mandated Residential Disclosure Form. Seller further agrees to disclose promptly any and all additional material defects respecting the conditions or systems of the property that may become known to the seller.]

**G) BINDING AGREEMENT:** This Agreement contains all the terms agreed upon between Seller and Century21HomeStar and there are no other conditions, representations, warranties, or agreements, express or implied. Facsimile signatures will be deemed binding and valid. ***This is a binding contract. Questions of law should be directed to an attorney.***

**SELLER:** \_\_\_\_\_ **Address:** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**SELLER:** \_\_\_\_\_ **TELEPHONE** \_\_\_\_\_

**Print Name:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Century21HomeStar

**Licensee:** \_\_\_\_\_ **Branch Office** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Buyer's Name(S)** \_\_\_\_\_