

**BURNS REALTY GROUP LLC**

**FOR SALE BY OWNER  
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 Burns Realty Group LLC and the undersigned Licensee to show the Property to Buyer(s) whom Burns Realty Group LLC and the Licensee represent. The Buyer's name(s) will be provided upon Seller's execution of this Agreement.

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

B) CONDITIONS: In the event of a sale or exchange of the Property to the Buyer at the price and terms agreeable to Seller, Seller agrees to pay Burns Realty Group LLC a fee of \_\_\_\_\_ of the full purchase price or exchange price.

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, family 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 Burns Realty Group LLC and Licensee represent the Buyer and that information about the Property will not be entered into any multiple listing service.

F) Disclosures: Seller agrees to complete and provide to the potential Buyer and Burns Realty Group LLC the federal Lead-Based Paint Disclosure Form (if applicable), and the state-mandated Residential Property Disclosure Form. Seller further agrees to disclose promptly any and all additional material defects respecting the condition or systems of the Property that may become known to the Seller.

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

SELLER \_\_\_\_\_ ADDRESS \_\_\_\_\_  
Print Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ Date: \_\_\_\_\_

SELLER \_\_\_\_\_ Telephone: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Burns Realty Group LLC  
Licensee: \_\_\_\_\_ Date \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Buyer's Name(s): \_\_\_\_\_