

**ONE TIME SHOWING CONTRACT  
(LEASE)**

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1. Date \_\_\_\_\_

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3. **DEFINITIONS:** This Contract involves the property located at \_\_\_\_\_ ,  
4. legally described as \_\_\_\_\_

5. \_\_\_\_\_ ("Property").

6. Owner is \_\_\_\_\_ ("Owner").

7. Broker is \_\_\_\_\_ ("Broker").  
(Real Estate Company Name)

8. This Contract starts on \_\_\_\_\_ , 20 \_\_\_\_\_ and ends one year from this date.

9. This Contract may only be canceled by written mutual agreement of the parties.

10. **SHOWING CONTRACT:** Owner gives Broker permission to show and lease the Property to the prospective tenant(s)  
11. whose name(s) is/are: \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. Owner understands that this Contract is only a compensation agreement for leasing Owner's Property to the above-  
15. named prospective tenant(s) and Owner is not listing Owner's Property with Broker. Owner understands that Owner  
16. can lease Owner's Property to other tenants even though this Contract has not expired.

17. **Owner understands that Broker is not representing Owner as Owner's agent and that Broker** ☐ **IS** ☐ **IS NOT**  
----- (Check one.) -----  
18. **representing the tenant.**

19. If Broker leases the Property, Broker may notify the Multiple Listing Service ("MLS") of the price and terms of the lease  
20. and Property information. Owner understands this Contract DOES NOT give Broker authority to rent or manage the  
21. Property. Owner acknowledges that neither Broker, the MLS, the Minnesota Association of REALTORS®, nor any other  
22. broker is insuring Owner or occupant against theft, loss, or vandalism.

23. **OWNER'S OBLIGATION:** Owner shall keep Broker notified of new information important to the lease of the Property.  
24. Owner shall cooperate with Broker in leasing the Property. Owner agrees to provide and pay for any inspections and  
25. reports required by any governmental authority. Owner agrees to provide unit owners' association documents, if required.  
26. Owner shall remain responsible for security, maintenance, utilities, and insurance while Owner owns the Property, and  
27. for safekeeping, securing, and/or concealing any valuable personal property. Owner has the full legal right to lease the  
28. Property.

29. **RECORDING ON THE PROPERTY:** Owner understands that MN Statute 626A.02 specifically prohibits the interception  
30. of oral communications without the consent of at least one of the two parties to the communication. Owner should seek  
31. appropriate legal advice regarding compliance with this statute if Owner intends to utilize technology that may intercept  
32. oral communications between persons other than Owner.

33. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY**  
34. **SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**

35. **BROKER'S COMPENSATION:** Owner shall pay Broker, as Broker's compensation, as follows:

36. \_\_\_\_\_

37. \_\_\_\_\_

38. if Owner leases or agrees to lease the Property before this Contract expires, regardless of whether tenant fulfills all  
39. tenant's obligations under the lease. Owner agrees to pay Broker's compensation whether Broker, Owner, or anyone  
40. else leases this Property to a tenant. Owner hereby permits Broker to share part of Broker's compensation with other  
41. real estate brokers, including brokers only representing the tenant. Owner agrees to pay Broker's compensation in full  
42. upon entering into a lease agreement with tenant, unless otherwise specified on lines 36-37.

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44. Property located at \_\_\_\_\_.
45. OWNER UNDERSTANDS THAT IF OWNER ENTERS INTO A LISTING CONTRACT OR A FACILITATOR SERVICES
46. AGREEMENT WITH ANOTHER LICENSED REAL ESTATE BROKER DURING THE TERM OF THIS CONTRACT
47. AND LEASES THE PROPERTY TO THE ABOVE-NAMED PROSPECTIVE TENANT(S), OWNER MAY BE OBLIGATED
48. TO PAY COMPENSATION TO BOTH BROKERS.
49. To secure payment of Broker's compensation, Owner hereby assigns to Broker the gross proceeds from the lease of
50. the Property in an amount equal to the compensation due to Broker under this Contract.
51. **OTHER POTENTIAL OWNERS:** Owner understands that Broker may list other properties during the term of this
52. Contract. Owner consents to Broker representing such other potential owners before, during, and after the expiration
53. of this Contract.
54. **PREVIOUS AGENCY RELATIONSHIPS:** Broker, or licensee assisting Owner, may have had a previous agency
55. relationship with a potential tenant of Owner's Property. Owner acknowledges that Owner's Broker, or licensee assisting
56. Owner, is legally required to keep information regarding the ultimate price and terms the tenant would accept and the
57. motivation for leasing confidential, if known.
58. **INDEMNIFICATION:** Broker will rely on the accuracy of the information Owner provides to Broker. Owner agrees
59. to indemnify and hold harmless Broker from and against any and all claims, liability, damage, or loss arising from any
60. misrepresentation, misstatement, omission of fact, or breach of a promise by Owner. Owner agrees to indemnify and
61. hold harmless Broker from any and all claims or liability related to damage or loss to the Property or its contents, or any
62. injury to persons in connection with the marketing of the Property. Indemnification by Owner shall not apply if the
63. damage, loss, or injury is the result of the gross negligence or willful misconduct of the Broker.
64. **FAIR HOUSING NOTICE:** Owner understands that Owner may not refuse to lease, or discriminate in the terms,
65. conditions, or privileges of lease, to any person due to his/her race, color, creed, religion, national origin, sex, marital
66. status, status with regard to public assistance, handicap (whether physical or mental), sexual orientation, or family
67. status. Owner understands further that local ordinances may include other protected classes.
68. **ADDITIONAL NOTICES AND TERMS:** As of this date Owner has not received notices from any municipality, government
69. agency, or unit owners' association about the Property, nor has Owner received any notice of a contract for deed
70. cancellation or notice of mortgage foreclosure except as disclosed in writing to Broker at the time of execution of this
71. Agreement. Owner agrees to promptly inform Broker, in writing, of any notices of such types that Owner receives during
72. the term of this Contract.
73. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to this
74. transaction constitute valid, binding signatures.
75. **CONSENT FOR COMMUNICATION:** Owner authorizes Broker and its representatives to contact Owner by mail,
76. phone, fax, e-mail, or other means of communication during the term of this Contract and anytime thereafter.
77. **OTHER:** \_\_\_\_\_
78. \_\_\_\_\_
79. **ACCEPTED BY:** \_\_\_\_\_  
(Real Estate Company Name)
80. **BY:** \_\_\_\_\_  
(Licensee) (Date)
81. **ACCEPTED BY:** \_\_\_\_\_ **ACCEPTED BY:** \_\_\_\_\_  
(Owner) (Owner)
82. \_\_\_\_\_  
(Date) (Date)
83. \_\_\_\_\_  
(Address) (Address)
84. \_\_\_\_\_  
(Phone) (Phone)
85. \_\_\_\_\_  
(E-mail Address) (E-mail Address)

86. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN OWNER AND BROKER.**

87. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**