

## DIRECTION OF SELLER REGARDING SHOWINGS/OFFERS

**Re: Listing and Service Agreement for:**

Property address:

\_\_\_\_\_

Between Seller:

\_\_\_\_\_

and

Listing Brokerage:

\_\_\_\_\_

Listing Agreement expiry date: the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Service Agreement expiry date: the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Multiple Listing Service® Number: \_\_\_\_\_

No showings to prospective Buyers until the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

No inspections by Salespersons/Brokerages until the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

No presentation of offers until the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**Note: The date of presentation of offers cannot be before the date allowed for showings or inspections, if any.**

1. The Listing Brokerage agrees to retain this agreement on file and produce it for the Multiple Listing Service® when/if requested.
2. The Seller acknowledges that the Listing Brokerage, as a member of a local real estate board that utilizes a Multiple Listing Service®, will have certain professional obligations to their local real estate board to ensure that this direction is fully complied with. Accordingly, the Seller agrees that this direction is irrevocable and hereby directs, instructs, and authorizes the Listing Brokerage, and its representatives not to schedule or permit any showings, inspections, or the presentation of any offers until the above-stated dates.
3. For greater clarity, notwithstanding any duty or obligation on the part of the Listing Brokerage or their representative to inform me, the Seller, of all offers obtained on the property, the Listing Brokerage or their representative need not inform me of any such offers until the date indicated above, even though the offers may meet or exceed the list price, or the offers may be stated to expire prior to the above time for presentation.

The Seller and the Listing Brokerage agree that the said Listing Agreement and Service Agreement shall remain in full force and effect.

THIS IS NOT A CANCELLATION OF THE LISTING AGREEMENT OR A CANCELLATION OF THE SERVICE AGREEMENT.

For the purposes of this Direction, "Seller" includes vendor, landlord and lessor, and "Buyer" includes purchaser, tenant, and lessee.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Listing Brokerage Name

\_\_\_\_\_  
Listing Brokerage Representative