

DirectShowings.com Concierge Service Agreement

This Agreement is entered into between **DirectShowings.com** and the undersigned Client(s) for the purpose of professional tour coordination and property showing services.

1. Scope of Service

DirectShowings provides a specialized concierge service designed to streamline the home-buying process. Our services include:

- Managing all scheduling, logistics, and route optimization for property tours.
- Providing a private, pressure-free environment for property viewing.
- Vetting and contacting listing brokerages/sellers.

2. Fee Transparency & Compensation

In alignment with our "Total Transparency" policy, DirectShowings confirms the following:

- **No Out-of-Pocket Cost:** There is no direct fee, hourly rate, or upfront cost charged to the Client for the coordination of these tours.
- **Referral Compensation:** The Client acknowledges that DirectShowings is compensated through a professional referral agreement with the listing brokerage or through a portion of the commission already offered by the seller.
- **No Added Commissions:** Use of this service does not increase the purchase price of any home or create a "surprise" commission obligation for the Client.

3. Client Acknowledgments

By signing this agreement, the Client understands and agrees:

- **Representation:** DirectShowings acts as a facilitator. Specific legal disclosures regarding agency or non-representation will be handled via the standard Florida Realtors® forms previously provided.
- **Exclusivity of Coordination:** To ensure our referral agreements remain valid, the Client agrees to allow DirectShowings to initiate the first point of contact with any listing brokerage for properties included in the coordinated tour.

4. Zero-Pressure Guarantee

We facilitate the "how" so you can focus on the "where." **DirectShowings staff will not engage in high-pressure sales tactics.** Our goal is to provide the logistics; the decision to pursue a property remains entirely with the Client.

Signatures

Client Name: _____ **Date:** _____

Client Signature: _____

DirectShowings Representative: _____ **Date:** _____