

PROPERTY ACCESS AND SECURITY AGREEMENT (Limited Access Services Only)

1. **PARTIES AND PROPERTY** Date: _____
Viewer(s): _____
Property Access Escort: _____
Brokerage Firm: _____
Property Address(es): _____
2. **PHYSICAL ACCESS, SECURITY, AND LICENSEE DISCLAIMER** Property Access Escort holds an active real estate license. However, Escort is hired under this Agreement strictly as an authorized physical access provider and property steward to unlock the door, accompany Viewer through the Property for owner security purposes, and lock the Property upon departure. Escort is providing ZERO real estate brokerage, advisory, agency, showing, or sales services. Escort is utilizing authorized key access solely to grant physical entry and ensure property security. Escort shall provide no pricing advice, market analysis, home presentation, negotiation, or consulting services under this Agreement.
3. **AGREED COMPENSATION** In compliance with NAR Settlement rules requiring specified compensation terms prior to entry, the fee for this limited access and security service is payable to Brokerage Firm prior to or upon completion of entry:

[] A flat fee of \$_____.00, payable to Brokerage Firm. [] \$0.00 (Zero Dollars) for access to the specified Property.

No additional fees, administrative charges, or commissions are owed under this Agreement. Real estate fees and commissions are fully negotiable and not set by law.

4. **TERM AND NON-EXCLUSIVITY** This Agreement applies only to the Property listed above and expires automatically when the access visit ends today. Viewer retains the absolute right to visit other homes with other access providers and to hire any agent, attorney, or advisor of their choice for additional services.
5. **WAIVER OF PROCURING CAUSE AND COMMISSIONS** Property Access Escort and Brokerage Firm agree that providing physical entry and security under this Agreement does NOT create procuring cause or an unbroken chain of events leading to a sale. Escort and Brokerage Firm irrevocably waive all claims to future commissions or compensation if Viewer later purchases or leases the Property independently or through another representative or attorney.
6. **NO AUTOMATIC CONVERSION** This Agreement shall never automatically convert into a buyer representation contract under any circumstances. Writing an offer or receiving representation requires a separate, standalone written agreement negotiated between the parties.
7. **GOVERNING LAW AND COURT RIGHTS** This Agreement is governed by the laws of the state where the Property is located. Both parties retain all legal rights in the public court system (no mandatory arbitration or class-action waivers).

AGREED AND ACCEPTED:

Viewer Signature: _____ Date: _____

Property Access Escort Signature: _____ Date: _____

DISCLAIMER: This form is provided as a sample template for educational and informational purposes only and does not constitute legal advice. No attorney-client relationship is created by the use of this document. Real estate licensing laws vary by state. Users should consult their own legal counsel prior to executing this agreement. The drafter assumes no liability or responsibility arising from its use. **USE AT YOUR OWN RISK.**