



# OWNER'S AUTHORIZATION CONCERNING UNESCORTED ACCESS TO PROPERTY

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## CONCERNING THE AGREEMENT (Check one box only):

- Residential Real Estate Listing Agreement, Exclusive Right to Lease (TXR 1102)
- Commercial Real Estate Listing Agreement, Exclusive Right to Lease (TXR 1302)
- Residential Leasing and Property Management Agreement (TXR 2201)
- Commercial Property Management Agreement (TXR 2202)

**BETWEEN THE UNDERSIGNED PARTIES FOR THE FOLLOWING PROPERTY:** \_\_\_\_\_

A. In addition to the authority granted to Broker by Owner in the above-referenced Agreement and provided that the above-referenced Property is vacant and no personal property remains, except personal property that will remain with the Property or convey to a tenant upon execution of a lease, Broker is authorized to employ the following method to control access and verify identity of a prospective tenant in the showing of the Property: \_\_\_\_\_

*Notice: Broker should determine whether Broker's local Multiple Listing Service (MLS) rules permit the sharing of keybox codes with prospective tenants.*

B. As a result of the method employed by Broker, Owner is aware that unescorted access by a prospective tenant viewing the Property may occur and Owner consents to such unescorted access.

C. Owner agrees Owner is responsible and liable for any damage, injury, or loss that results from any unescorted access, as specified in Paragraph B, except that which arises from Broker's own negligence, and Owner agrees to protect, defend, indemnify, and hold Broker and Broker's agents harmless from any such damage, injury, or loss, including costs, attorney's fees, and expenses.

**Broker cannot give legal advice. READ THIS DOCUMENT CAREFULLY. If you do not understand the effect of this document, consult an attorney BEFORE signing.**

Broker's Printed Name \_\_\_\_\_ License No. \_\_\_\_\_ Owner's Printed Name \_\_\_\_\_

Broker's Signature \_\_\_\_\_ Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Broker's Associate's Signature, as an authorized agent of Broker \_\_\_\_\_

Broker's Associate's Printed Name, if applicable \_\_\_\_\_ Owner's Printed Name \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_