



**OPEN HOUSE VISITOR NON-AGENCY
DISCLOSURE AND SIGN-IN**
(Can be used for open house or individual private showings)
(C.A.R. Form OHNA-SI, Revised 12/24)

Property address ("Property"): 123 Main St, Santa Clarita, CA 91321 Date _____

Real estate agent(s) ("Agent"): _____

Real estate broker ("Broker"): _____

VISITOR INTENTION TO VIEW PROPERTY: Agent is holding an open house or conducting in-person or live virtual tours of the Property identified above. Visitor is interested in viewing the Property. Agent agrees to show property to Visitor on the following terms and conditions:

- 1. AGENT DOES NOT REPRESENT VISITOR:** Unless otherwise agreed in writing, Agent is not working with and has not entered into a representation agreement with Visitor that would apply to the Property.
- 2. COMMUNICATION WITH AGENT AT OPEN HOUSE/PROPERTY TOUR FOR BENEFIT OF SELLER:** Any communication or sharing of information that Agent has with Visitor during the open house/property tour regarding the Property is for the benefit of the seller. All acts of Agent at the open house/property tour, even those that assist Visitor in deciding whether to make an offer on the Property are for the benefit of the seller exclusively.
- 3. COMMUNICATION WITH AGENT ARE NOT CONFIDENTIAL:** Any information that Visitor reveals to Agent at the open house/property tour may be conveyed to the seller.
- 4. IF VISITOR WRITES AN OFFER ON THE PROPERTY** through Agent, at that time Agent will disclose if Agent and Agent's Broker represent the seller exclusively or both the seller and the Visitor.
- 5. IF VISITOR WANTS TO BE REPRESENTED BY THE AGENT HOLDING THE OPEN HOUSE** Visitor should sign a representation agreement with the Agent holding the open house such as a Property Showing and Representation Agreement (C.A.R. Form PSRA) or Buyer Representation and Broker Compensation Agreement (C.A.R. Form BRBC). If Visitor is in an exclusive relationship with another agent, this is not intended as a solicitation of Visitor.

Note: Real estate broker commissions are not set by law and are fully negotiable.

Visitor Name/Email/Phone:

Visitor's Agent, if any:

Name: _____ Agent, if any: _____

Email _____ Phone _____

Name: _____ Agent, if any: _____

Email _____ Phone _____

Name: _____ Agent, if any: _____

Email _____ Phone _____

Name: _____ Agent, if any: _____

Email _____ Phone _____

Name: _____ Agent, if any: _____

Email _____ Phone _____

Name: _____ Agent, if any: _____

Email _____ Phone _____

Name: _____ Agent, if any: _____

Email _____ Phone _____

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Ron Smith

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Buyer Broker