



SELF-GUIDED SHOWING AGREEMENT

Property: 501 NE 67th Street, Gladstone, MO 64118

VISITOR INFORMATION

Full Legal Name:

Address:

City: State: ZIP:

Phone: Email:

Driver's License #: State: DOB:

ACCESS AUTHORIZATION

Date of Showing: Time: From to

I am granted temporary access to view this Property for potential rental. I have provided a photo of my government-issued ID for verification. The access code is for my exclusive, one-time use only. Sharing, transferring, or disclosing this code to any third party constitutes unauthorized entry and criminal trespass under Missouri law (RSMO 569.140).

TERMS AND CONDITIONS

1. CONDUCT & SURVEILLANCE

I acknowledge the Property may be monitored by security cameras and smart devices. During access, I agree to: (a) enter/exit only through designated doors; (b) not smoke or bring pets; (c) not damage, remove, or tamper with any property, fixtures, locks, or keys; (d) lock all doors and windows upon departure; and (e) vacate promptly at the scheduled end time.

2. GUESTS

I may bring up to two (2) adult guests who must enter with me, remain with me at all times, and exit with me. Guests may not enter separately or remain after I depart. I am fully responsible for their conduct and any damage they cause.

3. NO TENANCY OR POSSESSION RIGHTS

This Agreement grants a revocable license for temporary viewing only. NO tenancy, leasehold, or possessory interest is created. I acquire no right to occupy, reside in, or remain on the Property beyond the scheduled showing time. Any attempt to remain, re-enter, or claim possession constitutes criminal trespass and unlawful detainer.

LIABILITY AND RELEASE

I voluntarily assume all risks associated with entering this Property. To the fullest extent permitted by Missouri law, I release and hold harmless the Property Owner, Landlord, and their agents from any claims arising from my access. I am personally liable for any theft, damage, or loss discovered after my access, including missing appliances, fixtures, or new damage not documented prior to my entry. I authorize use of my identification information to pursue civil or criminal remedies.

REPRESENTATIONS

I represent that: I am at least 18 years of age; the information provided is true and accurate; I have not been convicted of any felony involving theft, burglary, or trespass; and I am genuinely interested in renting this Property.

APPLICATION PROCESS

Among similarly qualified applicants, priority is given to those who complete all screenings and submit deposit and first month's rent first. Landlord uses MySmartMove for tenant screening; a link will be provided upon request.

ACKNOWLEDGMENT AND SIGNATURE

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGREEMENT, INCLUDING THE RELEASE OF LIABILITY, AND AGREE TO BE BOUND BY ITS TERMS.

Signature:

Printed Name:

Date: Time:

This Agreement is governed by the laws of the State of Missouri. Any disputes shall be resolved in the courts of Clay County, Missouri.