

SHOWINGMARKET

Showing coverage your brokerage can supervise

Your agents first. Your branding. Your rules. A local network as backup.

Every screen in this deck is a screenshot of running software, not a design of it.

Your agents already cover for each other

What they don't have is a record of it.

Who let someone into that listing on Tuesday?

Ask around and hope somebody remembers.

Did the covering agent have the buyer agreement?

No way to establish it after the fact.

Was the client solicited afterwards?

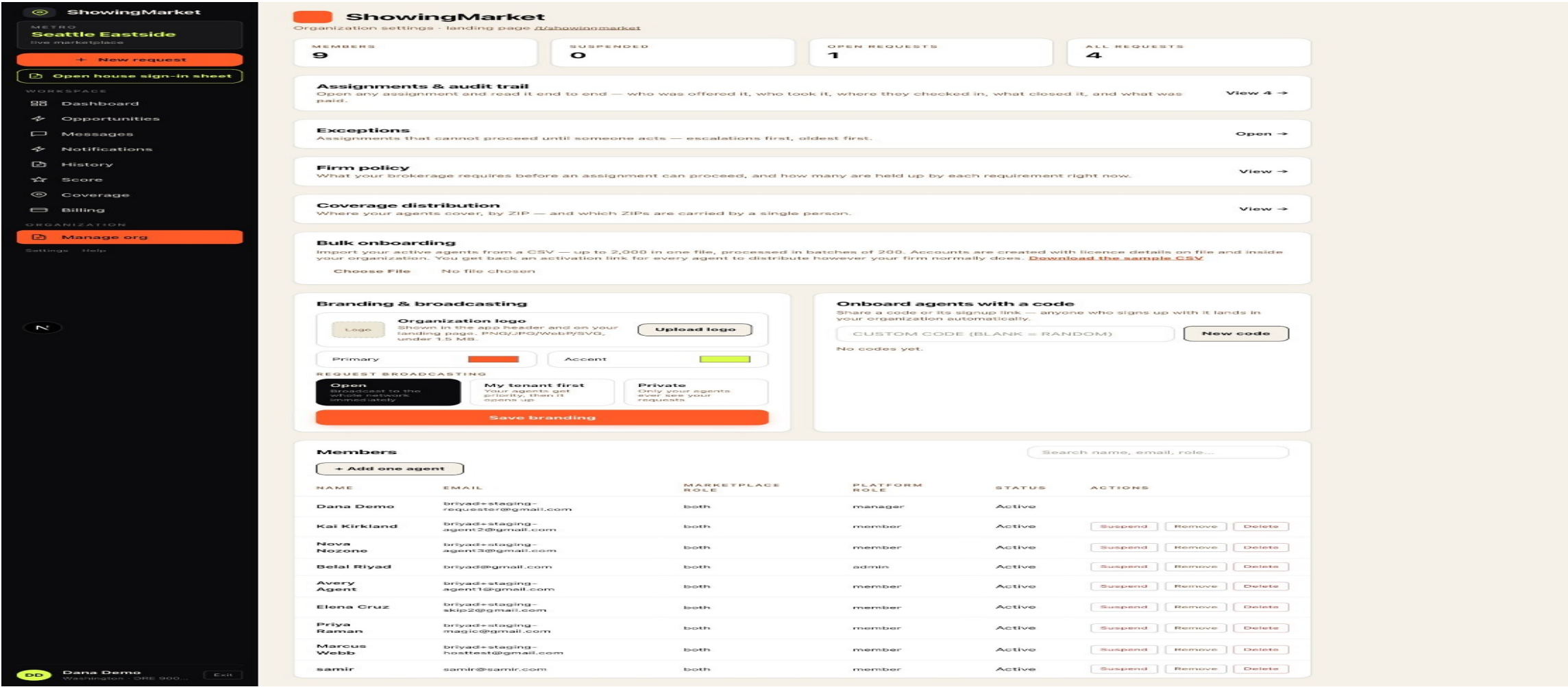
You find out when they complain.

Which ZIPs can we actually cover this weekend?

A guess, based on who answers their phone.

Day one: your firm, your roster

A designated broker's home screen. Supervision first, roster second — assignments and exceptions sit above member management because that is the order the questions arrive in.



Getting your agents in

Three routes, and none of them require us to email your roster.

Roster upload

One CSV, up to 2,000 rows, processed in batches of 200. You get back an activation link for every agent.

Join code

Share a code or its signup link. Anyone who signs up with it lands inside your organization automatically.

One at a time

Add a single agent with licence details on file.

Who sends the invites

You do. We hand you the links; your firm distributes them. Sending 900 emails from our mailbox would be throttled, and most firms would not want it anyway.

An opportunity, as the covering agent sees it

Fee, what they take home, the window, and the terms they must accept before they can respond — including the non-solicitation clause. The requester reviews everyone who responds and picks.

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ORGANIZATION

ShowingMarket

METRO

Seattle Eastside

live marketplace

+ New request

Open house sign-in sheet

WORKSPACE

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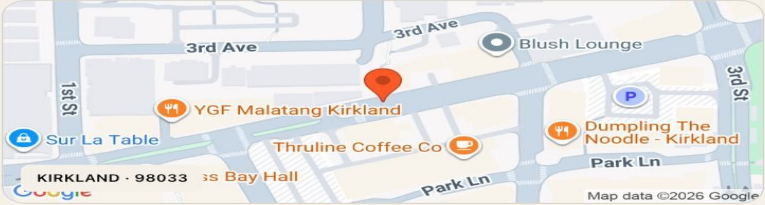
Settings Help

Kai Kirkland

Washington · DRE 900...

Exit

← Opportunities



[DEMO] 512 Lake Street S

Standard showing

YOU EARN

\$99

WINDOW

Sat, Aug 15, 10:57 AM

PAYOUT

On complete

Notes

Lockbox on the side gate. Buyer is relocating from Denver.

☐

I accept the **Showing-Agent Terms**: I act under the initiating agent's supervision, carry my own active license and brokerage E&O, and **will not solicit or contact the buyer or their client** after the showing.

Express interest at \$110

Offer other price

The requester reviews interested agents and picks who shows — you're not locked in until they accept.

A showing in progress

Checked in on site with GPS, safety timer running, completion evidence still to come. The covering agent cannot mark this done from their sofa.

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KK Kai Kirkland

Washington - DRE 900...

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IN PROGRESS

[DEMO-EXC] 7100 Lakeview Dr

Open house - Fri, Aug 14, 12:35 AM

SHOWING IN PROGRESS

CHECK OUT IN

00:00

[DEMO-EXC] 7100 Lakeview Dr

+ Extend 15 minutes

Alert

Get directions

CHECK OUT - LOG COMPLETION → PAYOUT

BUYER STATUS

✓ Showed - buyer interested

Not interested

No-show

NOTES FOR INITIATING AGENT

Access fine, unit shows well...

Requesting check-out sends your on-site summary (location, time, status) to the requester. Your \$81 payout releases when they approve.

Request check-out

QR sign-in sheet

Display QR

0 signed in - contacts are yours alone — the requester sees first names + feedback only.

No scans yet — put the QR by the door.

Open house - Fri, Aug 14, 12:35 AM—3:35 AM

0 in - 0 unrepped

Visitor name *

Phone

Email

Working with an agent?

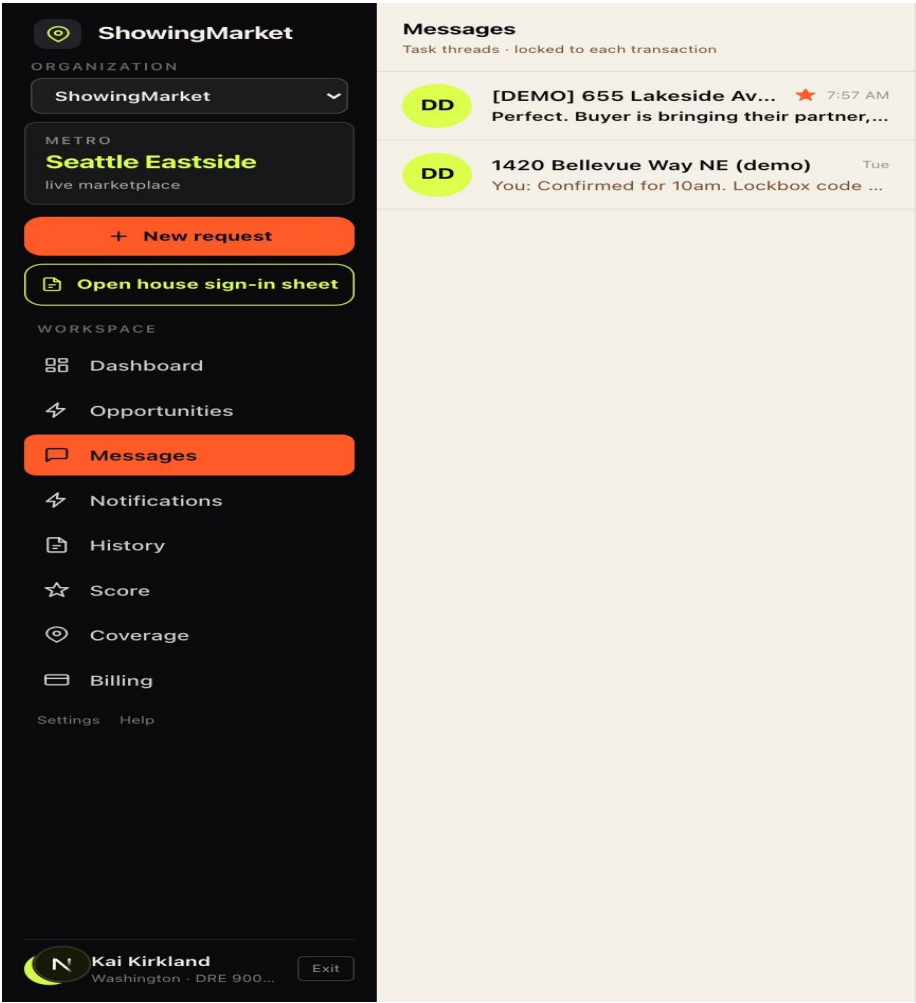
Timeline / interest

Add attendee

No attendees yet — add the first above.

Where the two agents actually talk

A coordination thread opens automatically at claim and stays attached to the assignment, so the conversation is part of the record rather than in someone's texts.



Select a conversation to open it.

You decide where your requests go

Set once per firm, changeable at any time.

Private

Only your agents ever see your requests. Nothing leaves the firm.

My tenant first

Your agents get an exclusive window you set — one hour to seven days. If nobody inside takes it, it opens to the local network automatically.

Open

Straight to the whole local network, for when covering it matters more than who covers it.

Zero-fee coverage

An unpaid internal favour between colleagues. No card, no payout, same compliance and evidence trail.

Where your roster is thin

Coverage by ZIP across the firm, and which ZIPs are carried by a single person. One holiday or one departure and that ZIP is uncovered.

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← Manage organization

Coverage distribution

Where your agents cover, by ZIP. Roster uploads are never trimmed to fit a cap, so this is the place to spot a ZIP carried by one person.

ZIPS COVERED

1

CARRIED BY ONE AGENT

0

SECONDARY ONLY

0

Deepest coverage is 98075 with 2 primary.

ZIP	Primary	Secondary	Spread
98075	2	0	

Green is primary cover, amber is secondary. Bars are scaled against your busiest ZIP, so this shows the shape of your roster rather than a comparison with other firms.

Your rules, enforced server-side

What your brokerage requires before an assignment can proceed, the exact wording agreed, and how many assignments each requirement is currently holding up.

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Firm policy

What your brokerage requires before an assignment can proceed. Enforced by the platform, not by asking. To change it, contact ShowingMarket — edits are versioned so anything already agreed keeps the wording that was agreed.

Signed buyer agreement on file

Before check-in · blocks the work · representation only · v1

Confirm the requesting agent has a signed agreement before you let anyone in.

I confirm a signed buyer agreement is on file for this client with the requesting agent.

Site access rules acknowledged

Before check-in · recorded, does not block · access only · v1

Vendor and inspection access only. No client is present and none is being advised.

I will access only the areas listed, take nothing, and leave the property secured.

A queue of what is stuck

Not a report — a worklist. Escalations first, then oldest, aged from the moment each became a problem rather than from when the assignment was created.

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Exceptions

Export 1 as CSV

Assignments that cannot proceed until someone acts. Escalations are listed first — those are waiting on you.

NEEDS YOU
1

BLOCKED
0

LONGEST WAIT
14h

[DEMO-EXC] 7100 Lakeview Dr

NEEDS YOUR DECISION

14h waiting

Attendee asked to be represented — broker review

Open house · covered by Kai Kirkland · requested by Dana Demo

One assignment, the whole story

Who requested it, who was offered it, who took it, what was said, where they physically were at check-in and check-out, what closed it, and what was paid — in order.

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← Assignments

1420 Bellevue Way NE (demo)

16 recorded events · read-only · every entry carries the time it actually happened

Aug 11, 1:25 AM REQUESTED	Dana Demo requested standard coverage at 1420 Bellevue Way NE (demo) Dana Demo
Aug 11, 1:25 AM OFFERED	Offered first to Kai Kirkland until Aug 11 10:25 Dana Demo
Aug 11, 3:25 AM OPENED	Opened to the wider local network ShowingMarket
Aug 11, 7:25 PM INTEREST	Countered at \$135.00 Kai Kirkland
Aug 11, 9:25 PM CLAIMED	Kai Kirkland claimed the assignment Kai Kirkland
Aug 11, 9:25 PM THREAD	Coordination thread opened ShowingMarket
Aug 11, 9:25 PM SYSTEM	Thread opened at claim — coordinate the showing here. ShowingMarket
Aug 11, 10:25 PM MESSAGE	Confirmed for 10am. Lockbox code received. Kai Kirkland
Aug 12, 1:15 AM TERMS	Accepted the assignment terms Kai Kirkland
Aug 12, 1:28 AM CHECK-IN	Checked in on site (47.61520, -122.19680) Kai Kirkland
Aug 12, 2:10 AM PRESENCE	5 location samples during the showing, 5 inside the property zone Kai Kirkland
Aug 12, 2:17 AM CHECK-OUT	Checked out (47.61518, -122.19675) Kai Kirkland
Aug 12, 2:17 AM COMPLETED	Reported buyer status: interested — Buyer walked the whole house. Asked about the roof age. Kai Kirkland
Aug 12, 7:25 PM RATING	Rated the showing 5/5 — On time, thorough notes. Dana Demo
Aug 13, 1:25 AM PAYOUT	Payout of \$108.00 sent by stripe ShowingMarket
Aug 14, 2:18 AM PAYMENT	Payment captured, payout sent ShowingMarket

Entries appear only where a real timestamp was recorded. The payment line reflects the current state rather than the moment it changed, because no payment history is stored yet.

Pricing

One number, set by the agent posting the showing.

Organization account

Free. Branding, join codes, roster upload, broadcast controls, policy, audit trail and exception queue are all included.

Per showing

The posting agent sets the fee, \$45–\$400. The covering agent keeps 90%.

In-house coverage

\$0 is a valid fee. No card, no payout, no platform cut.

Open-house tools

Free for every agent — sign-in sheets, QR check-in, visitor reports — with or without a showing.

What there isn't

No subscription, no membership fee, no lead fees, no desk fees, on either side.

What can be covered

Each type carries its own instructions and evidence requirements.

Buyer showings

The standard case: a colleague opens a house for your client.

Open houses

Hosted coverage, with the sign-in sheet, QR check-in and lead capture attached.

Rentals and lockbox access

Shorter, lighter, same evidence trail.

Inspections and photography

Access for a third party, with arrival and departure recorded.

Vendor and contractor access

Someone has to let them in and confirm they left.

Security and data protection

The parts a designated broker's counsel will ask about.

Isolation

A private firm's requests are invisible to non-members at the database level, not by hiding a button. Read and claim are gated by the same rule, both asserted automatically on every change.

No third-party analytics inside the workspace

Meta, Google and Mixpanel receive nothing from an authenticated brokerage session. Your assignment URLs never reach an advertising vendor.

Client data

Buyer name, contact and access codes are readable only by the people on the assignment and your own managers.

Your data on the way out

A firm can export its own record and request deletion. Data is held in us-east-1.

Licence status

Recorded as attested by your firm — we do not claim to have verified a licence we have not checked.

Questions we get asked

Can our requests stay entirely in-house?

Yes. Set broadcasting to Private and nothing ever leaves the firm.

Do our agents have to pay anything?

No. There is no subscription or seat fee. The covering agent is paid 90% of a fee your own agent set.

What stops a covering agent poaching the client?

Every claim binds a non-solicitation agreement, shown and accepted before they respond, and recorded in the audit trail.

How do we know they actually turned up?

GPS at check-in and check-out, location sampling while the showing is open, and a safety timer.

What if something goes wrong mid-showing?

It lands in your exception queue, aged from when it became a problem, with the full timeline attached.

Questions we get asked

Who is liable?

The covering agent acts under the initiating agent's supervision and carries their own licence and brokerage E&O. That is stated in the terms they accept.

Can we require our own paperwork first?

Yes. Firm policy is data — a requirement blocks the assignment server-side until satisfied, or a manager waives it on the record.

How long does onboarding take?

One CSV upload and however long your firm takes to distribute the activation links.

Is there coverage in our area?

That depends on your market. We build agent supply ZIP by ZIP before pushing requests into it — ask us for the current picture where you operate.

Can we try it with one team first?

Yes, and we would recommend it. A small closed tenant is the cheapest way to find the operational snags.

See it with your own roster

Thirty minutes, your ZIPs, your policy. We will set up a closed tenant for your firm and walk one assignment end to end — from posting it to the audit trail.

[Book a walkthrough →](#)

showingmarket.com/for-agencies

sales@showingmarket.com