Question: What are the differences between the WRA Pre-Agency Showing Agreement and the new WB-50 Residential Pre-Agency Showing Agreement?

Answer:
There are not many differences, and most of the differences are improvements to formatting. The WB-50 Residential Pre-Agency Showing Agreement is a Wisconsin Real Estate Examining Board-approved form. The optional use date is May 15, 2025, and mandatory use date is July 1, 2025. The following are areas that are different from the WRA Pre-Agency Showing Agreement.

Line 1

"For purposes of this Agreement, 'residential' means property with one-to-four dwelling units."

Lines 2-4

"Under Wisconsin law, buyers have choices in their relationship with an agent. There are three agency options available for buyers: pre-agency, subagency, and buyer agency. Each agency type varies by what level of brokerage services may be provided."

Line 33-35

"RESIDENTIAL PRE-AGENCY SHOWING AGREEMENT
The undersigned Prospective Buyer and the Firm enter into this Residential Pre-Agency Showing Agreement ('Agreement') on the following terms and conditions:"

Lines 43-47

"Compensation. A firm may receive compensation for showing properties to a prospective buyer during pre-agency. The Prospective Buyer and the Firm agree the Firm shall be paid as follows (insert amount, if any, and terms of payment):_____. The fee cannot be paid to the agent directly and must be paid to the Firm."

The signature block at lines 78-81 includes lines for four buyers to be identified and sign the WB-50. Additionally, the firm name at lines 82-83 is separated from the agent's signature at lines 84-85.

Learn all about the new WB-50 Residential Pre-Agency Showing Agreement in the May Legal Update.