
— READ YOUR TERMS OF USE

ShowingTime *is* **Zillow.**

Source citations drawn directly from Zillow's Terms of Use.

ShowingTime is owned by Zillow Group — the same Zillow that holds real estate brokerage licenses in multiple states, originates mortgages through Zillow Home Loans, owns title and escrow companies (the Spruce and Zillow Closing Services entities), and operates an insurance arm (Zillow Insurance Services). When you use ShowingTime, you agree to Zillow's Terms of Use. Below is what that document actually says.

THE ZILLOW COMPANIES NAMED IN SECTION 2.A

Zillow, Inc. — <i>ZINC</i>	Zillow Closing & Escrow Services CA
Zillow Group Marketplace — <i>ZGMI</i>	Spruce Land Services — <i>title</i>
Zillow Homes, Inc. — <i>brokerage</i>	Spruce West / Southwest / LA / AL
Zillow Home Loans, LLC — <i>mortgage</i>	Trulia, StreetEasy, HotPads
Zillow Insurance Services — <i>insurance</i>	Follow Up Boss — <i>CRM</i>

HOW TO READ THIS DOCUMENT

Each of the four statements on the EZShown landing page is reproduced below, followed by the specific section of Zillow's Terms of Use that supports it and the operative language from that section. Page references are to the Terms of Use updated October 28, 2025, retrieved from [zillow.com/corporate/terms-of-use](https://www.zillow.com/corporate/terms-of-use).

— THE CONTRACT YOU'VE ALREADY SIGNED

What ShowingTime users *agree to*.

Four provisions in Zillow's Terms of Use that materially affect any real estate professional using ShowingTime. Each statement is paired with its source section and the operative language as it appears in the ToS.

- i. Zillow gets an irrevocable, perpetual, royalty-free, worldwide license to your listings, photos, and uploaded content — with the right to sublicense those rights.

SOURCE **Section 7.A — User Materials**

**WHAT
THE TOS
SAYS**

By uploading or otherwise providing User Materials to the Services, you grant Zillow "*an irrevocable, perpetual, royalty-free worldwide license*" to use, copy, distribute, transmit, publicly display, reproduce, edit, modify, prepare derivative works of, and translate those materials — "*in connection with the Services or in any other media*" — plus the right to sublicense those rights to the maximum extent permitted by law.

- ii. Zillow's Terms of Use reserve the right to receive and store the content of text messages routed through their platform.

SOURCE **Section 19 — Consent to Communications**

**WHAT
THE TOS
SAYS**

Zillow uses a third-party "Communications Service" to track text messages between users and real estate professionals. As part of that process, Zillow and the Communications Service "*will receive in real time, and store, data about your... text message, including the date and time... your phone number, and the content of the text message.*"

CONTINUED

What ShowingTime users *agree to.*

Two more provisions covering buyer routing across affiliated services and the contractual representations you make about client consent.

iii. Your buyers can be routed to Zillow's affiliated mortgage, title, escrow, and insurance services — and Zillow may receive a financial benefit from the referral.

SOURCE **Sections 2.A & 8.B(i)** — Affiliated Business Relationships; Referrals and Lead Sales

WHAT THE TOS SAYS Section 2.A names the affiliated entities (Zillow Home Loans, Zillow Insurance Services, Zillow Closing & Escrow Services CA, the Spruce title companies) and states that referrals between them "may provide the referred company... with a financial or other benefit." Section 8.B(i) confirms the same applies when buyers are connected to affiliated mortgage, title, escrow, or settlement services.

iv. As a real estate professional using ShowingTime, you contractually represent and warrant that you have obtained every client consent required to share their data.

SOURCE **Sections 4.A & 7.A** — Pro Use; User Materials

WHAT THE TOS SAYS Section 4.A: when using Zillow's Services in a professional capacity ("Pro Use"), you "represent and warrant that you have obtained all required authorizations and consents from your client." Section 7.A applies the same standard to any uploaded materials — including "all permissions required under applicable privacy and intellectual property law."

A DIFFERENT MODEL

EZShown does one thing: *showings.*

Your content stays yours. We claim no license to it beyond what's needed to run the service. Showing-coordination texts route through our platform — but we don't share them across affiliates, sell them to lead buyers, or feed them into a consumer portal, because we don't have any of those.

We're not a brokerage, lender, title company, or insurance carrier. We don't sell leads. We minimize what we collect, so there's less to expose.

THE LINE

*EZShown is **your tool**, not your competitor.*

About this document. Quoted language is drawn from Zillow's Terms of Use as updated October 28, 2025, accessed at [zillow.com/corporate/terms-of-use](https://www.zillow.com/corporate/terms-of-use). Zillow, ShowingTime, Trulia, StreetEasy, HotPads, Follow Up Boss, and Spruce are trademarks of their respective owners. EZShown is not affiliated with, endorsed by, or sponsored by Zillow Group, Inc. This document is provided for informational purposes and does not constitute legal advice.