CALIFORNIA ASSOCIATION OF REALTORS®

CORONAVIRUS PROPERTY ENTRY ADVISORY AND DECLARATION

(C.A.R. Form PEAD, 4/20)

Property Address ***San Francisco Home, San Francisco, CA*** Date _____

1. **RISKS OF EXPOSURE:** The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is highly contagious and has a mortality rate many times greater than the flu. COVID-19 can spread easily and exponentially. While people of all ages are at risk of catching COVID-19, persons especially at risk are those with compromised immune systems and the elderly. Persons over 65 years of age and older may be at particular risk.
2. **"STAY HOME ORDERS":** In order to reduce the spread of COVID-19, the State of California, as well as many California cities and counties have issued "Safer at Home" or "Shelter in Place" orders, with exceptions for essential activities.
3. **REAL ESTATE SALES ACTIVITIES AS ESSENTIAL SERVICES:** Under Federal and State guidelines, activities required to facilitate a real estate transaction have been deemed essential activities. Nevertheless, designation of some real estate activities as essential activities does not make them free from COVID-19 risks. All persons must still practice "social distancing" and take all steps necessary to protect themselves and others. Finally, some county and city orders are more restrictive than Federal and State guidelines and may take precedence over Federal and State guidelines.
4. **REPRESENTATION AND AGREEMENT:** By signing below, you make the following representations and agree as follows:
   A. You are either:
      (1) The seller, landlord, tenant, or occupant, voluntarily allowing someone to enter the Property for viewing, walk-through, inspections, or otherwise facilitating the real estate transaction; or
      (2) A prospective or actual buyer, tenant, real estate agent, or other person whose services facilitate the completion of a real estate transaction and are voluntarily entering the Property for the purpose of viewing, inspecting, or performing an activity or providing services in furtherance of a real estate transaction.
   B. You understand that showing and visiting properties may be dangerous or unsafe and could expose you or others to COVID-19.
   C. If applicable, you understand that your showing or visiting activities are part of an exception to Federal and State "Safer at Home" or "Shelter in Place" orders and that you are conducting those activities at your own risk.
   D. You understand that if you engage in any activities in violation of the law, including Federal, State, county or city orders, you are acting against the advice of Broker.
   E. You agree to take all reasonable and necessary precautions to protect yourself and others from the spread of COVID-19, including, but not limited to the following:
      (1) You are aware of and agree to follow all Federal, State, and local laws and orders, including Stay Home, Safer at Home, Shelter in Place orders, even though such laws and orders may be changing rapidly.
      (2) You agree and understand that it is your responsibility to exercise care to protect yourself, such as assessing your own risks, which may include age, underlying health conditions, recent travel, possible exposure to COVID-19, doctor's recommendations, and local, State and Federal recommendations.
      (3) You represent that **(i)** to the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19, and **(ii)** you are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms.
      (4) You believe that you are not likely to transmit or contract COVID-19.
      (5) When visiting or allowing someone to visit the Property, and if available, you agree to wash your hands with soap and water or use hand sanitizer, and to wear rubber gloves, a protective face mask, and protective shoe coverings. Remember to not touch your eyes, nose or mouth.
      (6) You agree to practice social distancing by keeping at least 6 feet between yourself and others. Do not gather in groups, and do not touch surfaces or items in the Property. If you believe it necessary to touch surfaces or items in the Property, consider the risks of doing so. You are reminded that wearing protective gloves, face masks, shoe coverings, and washing and sanitizing hand are steps you can take to protect yourself and others.
      (7) After showing the Property, sellers, landlords, tenants, and occupants should clean and disinfect the Property, paying attention to any areas that may be commonly touched, such as door knobs, handles, and counter tops.
      (8) After viewing the Property, visitors should discard any gloves, masks or shoe coverings worn during the visit and wash their hands with soap and water for at least twenty seconds.
5. **AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, you are declaring the foregoing is true, that you agree to take all recommended and reasonable actions to protect yourself and others from exposure to COVID-19, and that you assume the risk, as applicable, of entering the Property, or allowing someone to enter the Property. You understand and agree that no one, including but not limited to real estate brokers and agents, can guarantee that you will not be exposed to or contract COVID-19.

By signing below, I acknowledge that I have read, understand, voluntarily agree to the foregoing, and have received a copy of this Coronavirus Property Entry Advisory and Declaration.

_____ _____ Date _____
(print name) (signature)

_____ _____ Date _____
(print name) (signature)

If the person signing above is a real estate licensee, complete the following:
Brokerage Company name: _____ License # _____
Salesperson or broker-associate name: _____ License # _____

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