



COVID-19 PREVENTION PROTOCOLS

BEST PRACTICES CHECKLIST FOR WORKING WITH A SELLER DURING THE PANDEMIC

Information on this form is general in nature and does not, and is not intended to, constitute legal advice. Please check the Tri-Counties website on a regular basis for updates.

TAKING THE LISTING: PRE-MARKETING ACTIVITIES

Listing Agreement Coronavirus Addendum or Amendment (C.A.R. Form RLA-CAA)

Coronavirus Property Entry Advisory and Declaration - Seller/Occupant (C.A.R. Form PEAD-S)

Listing presentations should be done virtually, if at all possible.

Written approval of the seller for all pre-marketing activities to be obtained by the listing agent.

Pre-marketing inspections, having contractors or workers make improvements to the property, and planting for sale signs are allowable as long as the third party agrees to follow CDC guidelines, wears gloves and other protective gear, and declares they are asymptomatic.

MARKETING ACTIVITIES INCLUDING SHOWINGS

Mandatory Government Showing Requirements, including **Best Practices Guidelines and Prevention Plan (C.A.R. Document BPPP)**, or substantially equivalent document approved by broker, should be provided to seller and Posted Rules for Entry must be displayed at the entrance of the property that are to be a condition of entry.

Open houses are prohibited. Residential viewings must occur virtually. If a virtual showing is not feasible, then an in-person viewing should be done by appointment only.

Showings should be limited to serious potential buyers who are either pre-approved or have submitted a contingent offer. The in-person showing may only include the real estate agent and no more than two (2) visitors, who reside within the same household or living unit, at a time. Check with each local jurisdiction as to such showing limitations, which may be more or less restrictive.

Sellers and/or tenants should temporarily leave the residence/unit during the in-person showing, in order to maintain social distancing, and protective measures must be followed during the showing.

Any person on or entering the property shall provide by declaration that to the best of their knowledge they are not currently ill with or exhibiting other COVID-19 symptoms; have not been in contact with a person with COVID-19; and will adhere to and follow all precautions, and agree to follow all CDC guidelines, required for viewing the property. Reference: C.A.R. Form PEAD.

COMPLETING THE TRANSACTION

Essential Businesses must establish a **Worksite Specific Plan** for all offices and shown properties.

Drafting, delivering and accepting purchase agreements (contracts) should be done electronically.

Buyer inspections and on-site investigations as permitted or required by the standard purchase agreement, or as legally mandated, are allowable but should be done by appointment.

To the extent possible, the use of various third-party service providers for non-essential services must be avoided, and where unavoidable, the providers must agree to sign the declaration regarding being asymptomatic and an agreement to follow CDC guidelines. The C.A.R. Form PEAD should be sent to all such parties in advance of visiting the property.