



Office: (907) 707-1235
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Showing Guidelines - COVID-19

Real Estate is viewed as an “ESSENTIAL” business. The Real Estate Industry is committed to do our part in protecting our licensees and the general public during the Covid-19 pandemic.

The Guidelines described below shall apply for all Listing & Selling Licensees and Property Managers to allow them to enter into, conduct and close real estate transactions.

1) **It is important to work virtually as much as possible.** Avoid face to face contact and practice the 6ft social distancing whenever feasible.

2) **Physical viewings of properties :**

a) **Brokers / Licensees / Property Managers** shall self-monitor health status and refrain from entering homes if symptoms are in question or until medically cleared to return to work.

b) **Prospective Buyers & Tenants**

➤ Prior to viewing a property, Buyer/Tenant agrees to:

- ☐ Complete and sign the Health Questionnaire (HQ) available through MLS.
Notify licensee and complete a new HQ if health condition has changed during the home viewing period. (SL is not obligated to share the HQ with the LL, so long as they can confirm having it in their file, but should include it with all other documentation upon submitting an offer to LL.
- ☐ View all virtual marketing materials in advance and do a property drive-by to ensure sincere interest prior to requesting an appointment to enter the home.
- ☐ Provide a pre-qualification letter/ 90% letter or an approved tenant application prior to viewing the home if feasible.

➤ Buyer/Tenant to arrive with protective coverings, such as face mask and disposable gloves, and wear them while inside the home.

➤ Buyer/Tenant shall not be allowed to touch anything in the home, sit on furniture or use the restrooms.

➤ Only two (2) Buyers/Tenants shall be authorized in the home, they must be intended adult occupant(s) and shall be accompanied by licensee. All parties agree to wear a face mask and gloves. No relatives, friends or children may accompany the showing.



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c) Sellers

➤ **Prior to listing the property, Seller agrees to:**

- ☐ Complete & sign the Health Questionnaire (HQ) available through MLS Notify licensee and complete a new HQ if health condition has changed during the listing period.
- ☐ Read and sign the "COVID-19 Showing Guidelines".
- ☐ Read and sign the COVID-19 Consumer Disclosure provided by MLS.

➤ Help facilitate a "minimal contact" showing of their property by opening all doors, closets, and turning on lights. It will be the responsibility of the Seller, after the showing, to close all doors and turn off lights, except for the Front Door, which shall be closed by the Selling Licensee. (Not applicable for un-occupied/vacant properties).

Listing Licensee may perform those functions for seller (if seller prefers) while using protective gloves and mask.

OPEN HOUSES are not allowed at this time with the exception of New Construction and un-occupied/vacant properties with the implementation of COVID-19 Showing Protocols.

3) Property Inspections, Appraisals, etc..

Listing Licensees should discuss with Sellers how they would like to proceed with property inspections and appraisals. Describe their preference below. (Sellers should be aware that all Service providers have developed their own COVID-19 guidelines required by the State).

4) Final walk-throughs are important, however, if buyers prefer not to do an in person walk-through, they MUST SIGN an Amendment indicating "Buyers were advised to perform a final walk-through, waived their right to do so and accept property AS IS".

SELLERS, hereby acknowledge that they have read the above COVID-19 suggested guidelines.

SELLERS may make modifications to the guidelines and list their preferences below.

Buyer ☐ Lessee ☐ 1 _____ Signature _____ Date _____
 (Print Name)

Buyer ☐ Lessee ☐ 2 _____ Signature _____ Date _____
 (Print Name)

Brokerage _____ Licensee _____ Date _____

Seller ☐ Lessor ☐ 1 _____ Signature _____ Date _____
 (Print Name)

Seller ☐ Lessor ☐ 2 _____ Signature _____ Date _____
 (Print Name)

Brokerage _____ Licensee _____ Date _____

Note: This is a single party form. Only Principal Party(ies) needs to sign. Please mark appropriate box(es).