



COVID-19 PROPERTY ENTRY ADVISORY



1 **Risks of Exposure:** The Coronavirus (COVID -19) pandemic is a worldwide risk to human health. COVID-19 is highly
 2 contagious and can spread easily and exponentially. While people of all ages are at risk of catching and experiencing serious
 3 complications from COVID-19, persons with compromised immune systems and older persons may be at particular risk.

5 **Stay Home Directives:** In order to reduce the spread of COVID-19, the State of Nevada, as well as many Nevada cities and
 6 counties, have issued so-called “Stay Home for Nevada” directives, obligating many businesses to close and residents to stay at
 7 home with limited exceptions for essential activities/services. Note, this is a fluid situation, directives may change rapidly.

9 **Real Estate Activities are Essential:** Under federal and state guidelines, activities required to facilitate a real estate transaction
 10 are considered essential activities. Nevertheless, this designation does not make them free from COVID-19 risks.

12 All persons should practice “social distancing” and take steps necessary to protect themselves and others. Some county and city
 13 directives are more restrictive than, and may take precedence over, federal and state guidelines.

15 **If you engage in any activities in violation of Stay Home for Nevada or local directives, you are acting against the advice
 16 of Broker. Broker means Brokers and all Licensees. Broker (i) will not violate Stay Home for Nevada or local
 17 directives, notwithstanding any party’s instructions, and (ii) will obey Fair Housing laws while pursuing safe COVID-19
 18 practices.**

20 **Purpose of Entry:** The purpose of the entry is for viewing or inspecting a Property, performing an activity, or providing
 21 services to facilitate a real estate transaction.

23 **SELLER:** SELLER is voluntarily allowing someone to enter their Property. SELLER acknowledges being advised to clean
 24 and disinfect the Property after the persons allowed to enter leave their Property. Special attention should be given to areas
 25 likely to be touched including, but not limited to, doorknobs, handles, light-switches, cabinets, closets, and counter tops.

27 **SELLER shall advise Broker of particular protective equipment or safety practices SELLER wants entrants to use while
 28 on SELLER’s property.**

30 **BUYER Entry:** Entering any property is voluntary and although SELLERS may have been advised to clean and disinfect the
 31 property after each entry, doing so may not have occurred prior to your entry. BUYER agrees to take precautions to protect
 32 SELLER and others from the spread of COVID-19, including the following:

- 33 A. Following all federal, state, and local laws, and Stay Home for Nevada directives.
- 34 B. Exercising care to protect yourself and assess your own risks. It is your responsibility to evaluate the risks and protect
 35 yourself.
- 36 C. Follow directives regarding social distancing, health practices, the use of personal protective equipment and the discarding
 37 of such equipment. Visit www.cdc.gov for more information.

39 **SELLER/BUYER Representations: You understand that persons may be afflicted with COVID-19 and (i) not exhibit
 40 symptoms; (ii) not be aware they are afflicted; or (iii) may not voluntarily agree to disclose their condition.**

41 **You understand allowing access to or accessing properties for any of the purposes above may be dangerous or unsafe
 42 and could expose you or others to COVID-19, and you are allowing or conducting those activities voluntarily.**

43 **You represent that:**

- 44 A. To the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been
 45 in contact with anyone afflicted with COVID-19;
- 46 B. You are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing,
 47 or any other COVID-19 symptoms, and;
- 48 C. You will inform Broker if your health condition pertaining to COVID-19 or answers to the above change.

Client [_____ / _____ / _____ / _____] has read this page.

1 **ACKNOWLEDGEMENT, DECLARATION, AND ASSUMPTION OF RISK:**

2 **YOU DECLARE THE ABOVE IS TRUE AND YOU ASSUME THE RISK OF ENTERING THE PROPERTIES OR**
3 **ALLOWING ANYONE TO ENTER YOUR PROPERTY. YOU UNDERSTAND AND AGREE THAT NO ONE,**
4 **INCLUDING, BUT NOT LIMITED TO, REAL ESTATE BROKERS, CAN GUARANTEE THAT YOU WILL NOT**
5 **BE EXPOSED TO OR CONTRACT COVID-19. YOU ARE ADVISED TO SEEK THE ADVICE OF INDEPENDENT**
6 **MEDICAL, LEGAL, AND OTHER PROFESSIONALS REGARDING THE CONTENT OF THIS DOCUMENT.**

7
8 By signing below, you acknowledge you have read, understand, have been given an opportunity to consult independent
9 qualified professionals, and voluntarily agree to the above.

10
11
12 CLIENT _____ ✓ Date _____
13
14 CLIENT _____ ✓ Date _____
15
16 CLIENT _____ ✓ Date _____
17
17 CLIENT _____ ✓ Date _____

BUYER(S) PRINTED NAMES: _____

EMAIL (S): _____

PHONE(S): _____

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