

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

THIS FORM IS TO BE USED ONLY WHERE IN-PERSON REAL ESTATE ACTIVITY IS PERMITTED BY LAW OR APPLICABLE AUTHORITY

1. NOTICE TO PERSONS ENTERING ANY PROPERTY

- (A) While aspects of real estate can be conducted remotely, elements of a transaction require limited in-person activities. All parties should attempt to perform activities remotely without contact when possible.
(B) When properties are accessed in-person, there is an unavoidable health risk because of the nature of COVID-19 and contact with or proximity to persons or things exposed to the virus. All parties should use their best efforts and judgment to minimize the health risk to themselves and to each other, and to all occupants of the properties being entered.
(C) All parties should comply with the most current version of the Centers for Disease Control (CDC) and/or Department of Health (DOH) guidelines and not encourage others to violate any applicable laws, orders, or guidance, or otherwise compromise the health or safety of the property owner, occupants of the property, or others. Visitors to the property, including but not limited to potential buyers, real estate licensees and service providers, must adhere to the following instructions when physically present at the property:
1. All visitors will use hand sanitizer immediately prior to entering the property.
2. All visitors will follow applicable state and federal guidelines regarding the use of personal protective equipment (e.g., masks, gloves and shoe covers) while in the property.
3. Access shall be by appointment only.
4. The number of visitors in the property at any time, including licensees, may not exceed the maximum allowable by law or applicable authority.
5. Maintain social distancing guidelines. If an area is too small to ensure appropriate distancing, stagger entry and exit.
6. Doorknobs, lockboxes, and keys used to access the property must be sanitized when entering and leaving the property.
7. All visitors must comply with community/association rules regarding access to common areas.
(D) The property owner may provide additional instructions to visitors, including real estate-related service providers, as a condition of their visit.

2. HEALTH AND SAFETY REPRESENTATIONS

Any occupants and potential visitors should provide each other with current health information regarding possible exposure to, or risk factors for, COVID-19, using PAR Form HSA or a similar form.

3. ASSUMPTION OF RISK

By conducting in-person real estate activities during the COVID-19 pandemic, all persons fully assume any and all risks that result from entering properties for sale or lease, as applicable, including but not limited to risks arising during showings, inspections and all other in-person access. SELLER, LANDLORD, BUYER, TENANT, ALL BROKERS, their LICENSEES, EMPLOYEES and any OFFICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or through them, will not be liable for claims, losses or demands, including, but not limited to, personal injury and property damage and all of the consequences thereof, whether known or not, which may arise from the physical presence of people on the property.

SIGNATURE _____ DATE _____

Printed Name _____

- checkbox seller checkbox potential buyer/tenant checkbox real estate licensee checkbox occupant
checkbox service provider (_____) checkbox other _____

SIGNATURE _____ DATE _____

Printed Name _____

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checkbox service provider (_____) checkbox other _____

SIGNATURE _____ DATE _____

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