



SELLER COVID-19 ADVISORY

The current worldwide Coronavirus pandemic (“COVID-19”) is having a dramatic and unprecedented impact on the world, including real estate. Due to the novel nature of the disease, information related to the COVID-19 situation is continuously developing and market conditions are rapidly changing. The COVID-19 situation and the resulting response from federal, state, and local governments can impact the sale of your property in several ways.

Based on the Center for Disease Control’s (“CDC’s”) guidelines, COVID-19 can be spread through both person-to-person contact and contact with contaminated surfaces or objects. Additionally, data suggests that many confirmed COVID-19 cases may have moderate to no symptoms but still be highly contagious.

The inherent nature of many aspects of a real estate transaction (e.g., viewing a property, inspections, walk-through, etc.) may require contact with people involved in the transaction or contact with surfaces or objects that were previously contacted by someone else. These “contacts” mean a higher risk of contracting COVID-19. Additionally, people that fall into an “at-risk” category, such as having certain pre-existing conditions or advanced age, have a significantly higher risk of serious illness caused by COVID-19.

Sellers looking to sell property during this COVID-19 pandemic should assume that every buyer that visits their property is infected with COVID-19. As such, sellers are encouraged to take every precaution as prescribed by global, federal, state, and local governments and health organizations to protect themselves, their families, and the public. Such precautions include, but are not limited to:

- Do NOT allow showings of your property if someone occupying the property has tested positive for COVID-19, exhibits COVID-19 symptoms, or has been in close contact with a person diagnosed or suspected of having COVID-19.
- If the property is tenant occupied, the seller will need to make arrangements with the tenant to accommodate showings. Brokers will NOT ask tenants to leave the property.
- ALWAYS wear masks while in the presence of others at your property.
- Maintain six feet of distance between you and others that visit your property at all times.
- Turn on all lights and open all bedroom doors and open some cabinet and closet doors to minimize items the buyer or buyer broker may need to touch.
- Leave specific instructions for buyers including, but not limited to: 1) wear masks and gloves at all times; 2) wash hands when first arriving and again when leaving the property; 3) do not touch anything in the property.



- Sellers must be careful not to include any requests or instructions that may discriminate based on a protected class in accordance with Fair Housing laws.
- Seller should assume that every buyer that visits your property has not complied with any instructions to mask, sanitize and avoid touching and, as such, should thoroughly sanitize and disinfect the property upon reentry and prior to any additional showings.

This Advisory is not comprehensive. Sellers are encouraged to take all precautions that they feel are appropriate to ensure the health and safety of themselves and their families. If sellers are concerned about the risk of being infected with COVID-19, sellers should also consider waiting until the risk of COVID-19 subsides. If it is not possible, sellers may want to consider eliminating in-person showings and require buyers make an offer on the property before seeing it to reduce the number of “contacts” sellers will have with prospective buyers and brokers.

RECEIVED:

Seller

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