

Showing Confirmation Form

Address

During this COVID – 19 Pandemic the seller is request the following responses by any party entering the property. The confirmation and signature by the buyer agent/broker is required by the parties before entering this property.

Buyer’s agents will confirm respond with the following questions: and their clients will answering the following:

Circle the responses from you and your clients.

1. Do you or your clients have a fever? Yes or No
2. Have you or your clients been in contact or exposed to anyone with a confirmed case of COVID – 19? Yes or No
3. Have you or your clients traveled outside of the United States or out of this area within the last 14 days? Yes or No
4. Do you or your clients have any of the symptoms associated with COVID -19 such as a cough, difficulty breathing or shortness of breath? Yes or No

If you have responded yes to any of these questions, sellers may deny any showings. Please allow _____ hours for permission to show the property.

Agent Signature

Date

Brokerage Firm Name: _____

NOTICE: READ BEFORE ENTERING

Address

During this COVID – 19 Pandemic, enter at your own risk.

If you answer yes to any of the questions below you may not enter.

1. Do you or your clients have a fever? **Yes or No**
2. Have you or your clients been in contact or exposed to anyone with a confirmed or suspected case of COVID – 19? **Yes or No**
3. Have you or your clients traveled outside of the United States or out of this area within the last 14 days? **Yes or No**
4. Do you or your clients have any of the symptoms associated with COVID -19 such as a cough, difficulty breathing, or shortness of breath? **Yes or No**

Procedures for viewing the Property:



**REMOTE PROPERTY VIEWING &
LIMITED APPRAISAL INSPECTION ADDENDUM
To Residential Buyer/Tenant Representation Agreement**

Prospective Buyer(s) or Tenant(s) (Client):

Broker/Agent:

This is an Addendum to the Residential Buyer/Tenant Representation Agreement between Client and Broker/Agent.

“Remote Property Viewing” occurs when Client chooses to waive or forego an in-person viewing of a property, and instead views the property remotely by video or photos provided by any person, a verbal or written report prepared by another person who viewed the property, or some other method of viewing or imaging the property without Client being physically present. For purposes of this Addendum, the term also includes choosing not to view the property at all, either in-person or remotely.

Client acknowledges the risks inherent in Remote Property Viewing. Videos and photographs may not accurately convey the “big picture” of the property in the context of its neighborhood and surrounding sights, sounds, and smells, and may miss details that could be detected in person. And photos and videos typically will not cover 100% of the property, improvements, or yard, and will not show adjacent properties. A buyer who views the property in person is more likely to detect defects, adverse conditions, and other characteristics of the property and environs that could influence the decision to buy or lease it at a particular price.

Upon request by Client and to the extent practicable, Broker/Agent will procure and send Client photographs and videos showing a property (subject to Paragraph 11.F(3) of the Residential Buyer/Tenant Representation Agreement and any agreement by Client to pay for or reimburse Broker/Agent for expenses related to photography and videography). However, Broker/Agent makes no representations that any images or other

representations of the property, from whatever source, give a complete or accurate representation of the property in its entirety. Broker/Agent urges Client to conduct an in-person viewing if at all possible.

*If Client chooses Remote Property Viewing in lieu of an in-person viewing, **Client indemnifies and holds harmless** Broker and any sales agent, broker associate, or employee associated with Broker, against any claim, cause of action, or complaint against them for damages or any other relief based on Client's choice to rely on Remote Property Viewing instead of in-person viewing, including a claim that Client would not have bought or leased the property had they viewed it in person.*

Limited Appraisals

Client understands that property appraisal inspections may be conducted by the appraiser in person and on site, or may be conducted on a "curb-view," "drive-by," or "desktop" basis that does not entail a full inspection including inside the home or other improvements. Because of the COVID-19 pandemic and government orders to stay home or limit activities, it may not be possible to obtain within a reasonable time an appraisal based on a full in-person inspection of the property that includes the interior of the house and other improvements. Please initial whether you wish to waive such an inspection:

_____ **I/we waive an in-person appraisal inspection that includes the interior of the house and other improvements.**

If you do not initial above, Client does not waive an in-person appraisal inspection that includes the interior of the house and other improvements.

If Client initials above, **Client indemnifies and holds harmless** Broker and any sales agent, broker associate, or employee associated with Broker, against any claim, cause of action, or complaint against them for damages or any other relief based on Client's waiver and the lack of an in-person, on-site appraisal inspection including the interior of the house and other improvements, including a claim that the property was appraised to be worth more than its actual value due to the lack of a more thorough inspection.

Broker encourages Client to consult with an attorney before signing this Addendum.

Client: _____

Client: _____

Date:

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