

# COVID-19 Owner Acknowledgment: In-Person Property Showings



Owner Name(s): Troy L Bevers, Tracie M Bevers ("Owner")

Property Address: 116 Silverwood Ranch Dr, Conroe, TX 77384-4578 ("Property")

Given growing concerns about COVID-19, the health and safety of our neighbors and communities is paramount. All citizens are being ordered or urged by federal, state, and local governments to take extraordinary precautions to slow the spread including, but not limited to, emergency "Shelter in Place" or "Safer at Home" orders and other social distancing measures ("COVID-19 Precautions").

All interactions relating to the sale of the Property should be conducted virtually, whenever possible. In most cases it is not possible to ascertain whether someone has been exposed to COVID-19 and a person may be carrying the virus even though he or she may not be feeling or showing any symptoms.

To the extent allowable under law, if it is not feasible to conduct a Property showing virtually, Owner may decide, but is not obligated to, approve in-person showings of the Property. If Owner chooses to approve in-person showings, Owner acknowledges that Owner (a) is responsible for taking all appropriate safety precautions, (b) is not relying on Coldwell Banker Realty and its representatives ("Broker") to take these safety precautions on Owner's behalf, (c) is aware of and has reviewed the CDC guidelines at <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>, (d) that Broker has recommended that Owner consult with an attorney to answer any questions Owner may have including, but not limited to, the scope and applicability of any COVID-19 Precautions that may apply to the Property and access thereto, and (e) Broker may share this Disclosure with prospective buyer(s), tenant(s) and their agents.

If Owner chooses to approve in-person showings, Owner also understands that Owner is assuming all risks associated with this decision, including the risk that any person to whom the Property is shown may be a carrier of coronavirus (even if not showing any signs or symptoms), and that the safest course of action is to avoid any in-person showings.

Owner represents and warrants that, to the best of Owner's knowledge, Owner and other occupants of the Property (a) do not now have, and have not had in the last 14 days, any symptoms related to Coronavirus, (b) have not been in direct contact with anyone that has been diagnosed with Coronavirus, and (c) have been following all social distancing guidelines and will continue to do so during any showings. Owner further represents that Owner will not allow in-person showings of the Property if any of the foregoing were to change.

Troy L Bevers 28 Oct 2020  
Owner Troy L Bevers Date

Tracie M Bevers 10/28/20  
Owner Tracie M Bevers Date

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