

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.
(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
[ ] seller [ ] potential buyer/tenant [ ] real estate licensee [ ] occupant
[ ] service provider ( ) [ ] other

SIGNATURE DATE
Printed Name
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