

Coronavirus (COVID-19): Showings and Inspections Agreement

1 This Agreement relates to the real estate located at _____
2 _____ (Property) owned by
3 _____ (Seller).

4 **COMPLETE AS APPLICABLE:**

5 This Agreement relates to the showing of the Property pursuant to the Listing Contract dated _____,
6 between Seller and _____ (listing Firm).

7 This Agreement relates to the entry into the Property by a home inspector, appraiser, or other service
8 provider, contractor or inspector (Service Providers) for the implementation of the Offer to Purchase dated
9 _____ for the purchase of the Property, made by _____
10 _____ (Buyer).

11 The Coronavirus (COVID-19) pandemic impacts various aspects of real estate transactions and creates challenges
12 and risks for the performance of contractual obligations and services. The parties acknowledge COVID-19 and the
13 associated restrictions are evolving daily; accordingly, this Agreement is subject to any federal, state or local
14 directives that override or alter applicable law or this Agreement; to the extent practical this Agreement shall be
15 deemed automatically amended to conform with those directives as they become effective.

16 For and in consideration of the Agreement of the listing Firm to show the Property to prospective buyers and their
17 agents, or to provide access to the Property for Service Providers, the undersigned agree as follows. Visiting Party+
18 refers to persons admitted to the Property including potential buyers and their agents, and Service Providers.

- 19 1. If Seller, per the listing contract, agrees the Property will be made available to be physically shown to potential
20 buyers and/or their agent, or made available to the entry by Service Providers during the COVID-19 pandemic,
21 the parties acknowledge that Seller, and not the listing Firm or the Firm's agents, is responsible for the condition
22 of the Property. Visiting Parties agree to enter the Property at their own risk. Seller, the Firm and its agents,
23 and Visiting Parties agree to take reasonable precautions to protect Seller, the Firm's agents and Visiting Parties
24 against exposure to COVID-19 by complying with applicable federal, state and local directives and guidelines
25 including Governor Evers's Safer at Home+Executive Order and guidance from the Centers for Disease Control.
26 2. The undersigned agree to immediately inform the listing Firm if Seller or any Visiting Party is diagnosed with a
27 confirmed case of COVID-19, or if Seller or a Visiting Party has had direct contact within the past 14 days with
28 an individual with a confirmed case of COVID-19 (irrespective of whether such party shows signs of sickness).
29 3. The undersigned agree to hold the listing Firm and its agents harmless from all claims for damages arising out
30 of or relating to the COVID-19 pandemic; the condition of the Property; entry into the Property by the Visiting
31 Party; or the availability of the Property for showing or inspection.

32 (x) _____
33 Seller's Signature Print Name Here Date

34 (x) _____
35 Seller's Signature Print Name Here Date

36 (x) _____
37 Agent for Firm Print Name Here: Broker/Firm Name Date

38 (x) _____
39 Visiting Party's Signature Print Name Here Date

40 (x) _____
41 Visiting Party's Signature Print Name Here Date

42 (x) _____
43 Visiting Party's Signature Print Name Here Date