



## COVID-19 NOTICE

THIS COVID-19 NOTICE (“Notice”) is given \_\_\_\_\_, 2020, to the prospective buyer(s) and/or seller(s) signing below (each a “Buyer and/or “Seller”) and the real estate brokerage firm and its assigned Broker(s) signing below (collectively “Firm”) to advise of the legal obligations and safe practices to deal with COVID-19 (the “Disease”).

The Disease is potentially life threatening to everyone. No one is immune and, while older people and people with underlying conditions may be at greater risk, people of all ages and backgrounds, and people with and without known underlying health conditions, have contracted this disease. The Disease is not “just like a flu;” it is far more contagious and deadly, and people are known to have the Disease without being aware of it or exhibiting symptoms. Scientists and medical experts at the federal level, including those within Center for Disease Control and Prevention (“CDC”), estimate that if we had done nothing to contain the Disease, 2,000,000 or more Americans would have died. Even if we do a reasonable job of following CDC’s guidelines, it is still estimated that 100,000 Americans could die.

In recognition of the seriousness of the Disease and its potential impact on all of us, Washington’s Governor has issued guidance including, but not limited to recommended social distancing, a “Stay Home, Stay Healthy” order (the “Order”) that significantly restricts how real estate brokerage activity can be performed, etc. The Spokane Association of Realtors (“SAR”) shares the Governor’s priorities. Our paramount concerns are safety of the public and the prevention of the spread of the Disease. In accordance with the Order, the Parties agree that Firm and its clients, including Buyer and/or Seller, will limit personal interactions to the greatest extent possible and will engage in-person only by following these strict protocols:

- In-person activities must be by appointment only;
- No more than two people (or the number as approved in any amended order), including the broker, may be on site at any one time; and
- The number of persons allowed on site (as of publication, two people) must strictly follow social distancing guidelines established by the CDC by remaining at least six feet apart at all times.

Conditioned on the Parties following the above protocols, Firm and other brokers are permitted to engage in the following in-person activities related to the purchase and sale of homes:

- Conduct listing presentations, take property photos, and create virtual tours for new listings;
- Facilitate signing of contract documents;
- Preview and show listings by appointment only; and
- Facilitate inspections, appraisals, buyer final “walk-throughs,” photographs or videos taken by third parties, and key delivery.

All other real estate brokerage services will be limited to services that the broker can provide from the broker’s home (e.g., no public open houses shall be permitted though a virtual open house shall be permitted).



While not mandated under the Order, compliance with remaining CDC Guidelines is strongly advised. These include:

- **Washing Hands** – This should occur frequently, preferably with soap and water (vigorously lathered soap rubbed on hands for at least 20 seconds is acknowledged to be an effective means for dissolving and breaking down a fat (referred to as “lipid”) layer surrounding each particle of the virus, which will kill virus particles that are present.
- **Using Hand Sanitizers** – When soap and water are not available, regular use of hand sanitizers is strongly advised.
- **Avoiding Touching Faces** – Each of the Parties is to avoid touching their face as much as possible, particularly areas at or around the person’s mouth, nose, and eyes; each of which is recognized as a point of entry where the virus can enter a person’s respiratory system.
- **Wearing Face Masks** – While use of a face mask is currently not required as a CDC Guideline, the CDC and World Health Organization now recommend use when others are present. Medical experts increasingly agree that it provides a more effective means by which people with the disease will not transmit it to others. If all of the Parties observe this recommendation, it will serve to reduce the potential that any of the Parties might become infected by another of the Parties who has the Disease, but is not experiencing symptoms.

Medical experts believe people with the Disease can transmit it to others even when those infected people are unaware of their condition and have no recognized symptoms. Symptoms often take several days to manifest themselves after people have contracted the Disease and become contagious. Recognized symptoms of the Disease include a fever (which will not necessarily be an extremely high fever), a dry and often non-productive cough, tightness in the chest, shortness of breath, a loss of one’s sense of smell and/or taste. If any Party believes they are experiencing symptoms that indicate they may have the Disease, that Party covenants and agrees to advise all other Parties to this Agreement. Thereafter, if a Buyer or Seller has symptoms, that Party will not meet in person with any Firm representatives until cleared to do so by a medical professional. Similarly, if any Firm representative has symptoms, that representative will not meet in person with any Buyer or Seller until cleared to do so by a medical professional.

**BUYER and/or SELLER:**

**FIRM:**

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Date

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Date

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Date

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Date

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Firm Name

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Assigned Broker(s) Date

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Assigned Broker(s) Date