



All showings must comply with the applicable County COVID-19 Shelter-in-Place Order and the State COVID-19 guidelines published by California Departments of Public Health and Industrial Relations (Cal/OSHA) "COVID-19 INDUSTRY GUIDANCE: Real Estate Transactions" as updated on May 12, 2020.



Check Your City or County for More Restrictive Local Showing Rules

More restrictive rules regarding showings by a County or City must still be followed.

Prevention Plan

Brokerages must:

- Establish a written COVID-19 "Prevention Plan" to be followed by agents who show property
- Regularly evaluate compliance with the plan and document and correct deficiencies if any

Unless otherwise specified, this entire document known as the "Mandatory Government Showing Requirements, including Best Practices Guidelines and Prevention Plan" is hereby adopted as the Broker's "Prevention Plan."

Showing Rules for Listing and Buyer's Agents

1. Utilize virtual tours instead of in-person property showings whenever possible.
2. Do not hold "traditional" open houses or showings which are open to the general public on a walk-in basis. For all in-person visits, (i) agents must use an appointment or digital sign-in process to control the number of people in the house or property and (ii) the cleaning, social distancing and other good practices and guidelines and best practices in the sections below shall be followed.
3. If you are going to hold a non-traditional "Open House" in compliance with government guidelines, these best practices, then any Open House signs and advertisements shall include a rider or condition indicating that appointments or digital sign-in are required before entry.
4. Only one listing agent and one "buying party" are to be in a dwelling at the same time during a showing. A "buying party" may be more than one individual buyer and may include one agent for that party.
5. Show houses with occupants not present when possible. Sellers and tenants, in accordance with their legal rights, are to be advised that they should not be present within a dwelling at the same time as other individuals.
6. Agents conducting the showing should meet clients at the property and not drive the client to the property.
7. The listing agent must post the Posted Rules for Entry (C.A.R. Document PRE) at the entrance to the property. These Posted Rules for Entry or a link to them should be part of any online public listing.
8. Even though the client may have already been informed, real estate licensees should remind clients to maintain physical distancing during showings and to refrain from touching handles, switches, pulleys, etc.
9. Real estate licensees or sellers/renters must open doorways or other areas of ingress and egress to in-person property showings to minimize clients touching surfaces. During a showing, introduce outside air, for example by opening doors/windows, weather permitting, and operating ventilators.
10. All information must be delivered electronically. Discontinue providing handouts or other promotional or informational materials.



BEST PRACTICES GUIDELINES AND PREVENTION PLAN (BPPP PAGE 1 OF 2)

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