



**CORONAVIRUS  
PROPERTY ENTRY ADVISORY AND DECLARATION  
- ALL OCCUPANTS AND VISITORS  
(C.A.R. Form PEAD-ALL, 5/21)**

This form is for use by all persons entering or allowing access to a property ("Principal"). It applies to all persons allowing access to a property (whether a seller, landlord, tenant, other resident, property manager, broker or agent, or other person) and all "visitors" (whether a prospective buyer, prospective tenant, inspector, repair person, appraiser, notary, stager, broker or agent, or other person accompanying the visitor to a property). **A visitor does not need to sign a separate form for each property or every entry but instead may provide a copy of a signed PEAD-ALL to the occupant or broker or agent representing the occupant. This form should not be used if circumstances change and the representations are no longer accurate.**

**1. PRINCIPAL ACKNOWLEDGMENTS AND AUTHORIZATIONS:**

- A. Principal is voluntarily entering, or allowing others to enter, a property;
- B. A set of rules, including pictograms, for Principals will be posted at the entrance of the Property and be clearly visible (C.A.R. document PRE). Principal will abide by the Posted Rules of Entry.
- C. Principal has been provided with a  Best Practices Guidelines and Prevention Plan (C.A.R. document BPPP or substantially equivalent document approved by Broker), and will comply with the terms of the BPPP;

**2. PRINCIPAL REPRESENTATIONS:**

- A. To the best of your knowledge: (i) You are not currently afflicted with COVID-19, and (ii) You have not knowingly, within the last 10 days, been in contact with someone afflicted with, COVID-19;
- B. You are not experiencing COVID-19 symptoms, which may include a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing;
- C. **You will inform Broker if, after the date this document is signed, there is a change in your health condition or knowledge that potentially puts others at risk or invalidates the representations made in this document, in which case you will cease using this PEAD-ALL as a representation to any other person.**

**3. ACCOMPANYING MINORS:** By signing below, adult Principals acknowledge and agree that all property entrant rules, and Principal acknowledgments and representations apply equally to any accompanying minors as they do to Principal. Principal is responsible for the care, safety, and conduct of minors in the Property. Any accompanying minors shall be identified in paragraph 4.

**4. EXCEPTIONS TO REPRESENTATIONS, IDENTIFICATION OF MINORS, AND ADDITIONAL TERMS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5. AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, Principal is declaring the foregoing is true, and that Principal assumes the risk, as applicable, of entering the Property, or allowing someone to enter the Property. **Principal understands and agrees that no one, including but not limited to broker and agents, can guarantee that you will not be exposed to or contract COVID-19.**

**By signing below, Principal acknowledges that Principal has read, understands, and voluntarily agrees to the foregoing and will adhere to the Posted Rules For Entry, and has received a copy of this Coronavirus Property Entry Advisory and Declaration.**

(print name)	(signature)	Date _____
(print name)	(signature)	Date _____

(For record keeping purposes only)

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SIGNED PEAD-ALL FORM. (The initials below are not required but can be used as evidence that the initialing party has received the completed form.)**

Broker/Agent for Buyer/Tenant/Lessee \_\_\_\_\_ / \_\_\_\_\_      Broker/Agent for Seller/Landlord/Lessor \_\_\_\_\_ / \_\_\_\_\_

Seller/Landlord/Lessor \_\_\_\_\_ / \_\_\_\_\_

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