CALIFORNIA ASSOCIATION OF REALTORS®

PROPERTY VISIT AND OPEN HOUSE ADVISORY

(C.A.R. Form PVOH, Revised 12/24)

RISKS OF VISITING AND VIEWING PROPERTIES

1. **YOU MIGHT BE RECORDED:** Whenever you visit a property that is being offered for sale, it is always possible you are being recorded. Sellers sometimes set up cameras and other recording devices at their properties, BOTH INSIDE AND OUTSIDE of the main dwelling and other structures. Often, Sellers do so for security or other reasons. Some Sellers post warning signs to visitors about such recording devices. But other Sellers do not. Some Sellers do not even fully understand the types of data their recording devices are able to collect, such as sound, images, and video. If you wish to have private conversations amongst yourselves or with your agent about topics such as your favorite property features, your negotiating strategy, or the highest price you are willing to pay for the property, you are advised to SAVE SUCH DISCUSSIONS FOR AFTER YOU HAVE LEFT THE SELLER'S PROPERTY ENTIRELY because the Seller's devices may be capable of recording your conduct, conversations, movements, and statements. Keep this in mind when you are visiting any Seller's property. It is always possible you are being recorded**.**

2. **VISITOR SAFETY:** You are advised to be aware and watchful of conditions on any property. You are most likely to be unfamiliar with the property's terrain, layout, elevation changes, stairway or step structure, handrails, or lack thereof, and other features. You may be requested to remove shoes or to put on protective foot coverings (“booties”) in order to enter the Property. If so, exercise additional caution both putting on foot coverings or removing shoes, as well as walking around in socks or foot coverings because **they may not have adequate traction** on smooth surfaces which could result in slips and falls.

3. **ANIMALS OR PETS:** You are advised to use caution around animals or pets because they may be a source of allergies or exhibit dangerous or unpredictable behavior in spite of appearances to the contrary.

4. **CHILDREN AND MINORS:** You are advised to watch children and minors and to take responsibility for their care and safety.

5. **RISK OF INJURY:** Upon entering any property, you acknowledge the risk of injury resulting from unfamiliarity with the property. You are advised to exercise caution.

By signing below, Visitor acknowledges that Visitor has read, understands, and has received a Copy of this Advisory.

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

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

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