



CORONAVIRUS PROPERTY ENTRY ADVISORY AND DECLARATION – VISITOR

(C.A.R. Form PEAD-V, 05/27/20)

(A new declaration should be obtained from each visitor, each time they enter a property)
(May be used for more than one property visited on the date this form is signed, provided a copy is delivered to each Listing Broker/Property Manager.)

Property Address(es) **432 Middlebury Ct, Claremont, CA 91711-2815**

1. **RISKS OF EXPOSURE:** The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is highly contagious, has a high mortality rate compared to many other illnesses and can spread easily. While people of all ages are at risk of catching COVID-19, persons with compromised immune systems and older persons may be at particular risk.
2. **A. GOVERNMENT ORDERS:** In order to reduce the spread of COVID-19, elected representatives and health officials from the State of California, as well as many California cities and counties have issued "Stay Home" Orders and other mandates and recommendations (collectively, "COVID-19 Directives"), limiting activities that can be engaged in by businesses and members of the public.
- B. REAL ESTATE ACTIVITIES:** Under Federal and California guidelines, activities required to facilitate a real estate transaction are considered essential activities. Nevertheless, this designation does not make them free from COVID-19 risks or COVID-19 Directives. All persons must still practice "social distancing" and take all steps necessary to protect themselves and others. **In addition, some county and city orders are more restrictive than, and may take precedence over, Federal and State guidelines.**
- C. VISITOR ADVISORY:** Visitors are advised that if you engage in any activities in violation of any COVID-19 Directives, you are acting against the advice of Broker. Brokers and agents (i) will comply with COVID-19 Directives, notwithstanding any Party's instructions and (ii) will obey all Fair Housing laws while pursuing safe COVID-19 practices. **Nothing contained in this form shall be construed to allow an activity that is otherwise prohibited by any law.**
3. **PURPOSE OF ENTRY:** The purpose of the entry is for either (i) viewing or inspecting a Property or performing an activity or providing services in furtherance of or to facilitate a real estate transaction or service, or (ii) allowing prospective purchasers or tenants to view or inspect the Property (Property may also be referred to as Premises in lease documents, and both carry the same meaning), making necessary or agreed repairs to the Property, or completing a pre-move-in or pre-move-out inspection of the Property, or other service in furtherance of a property management agreement.
4. **PROPERTY ENTRANT RULES:** Whether the person signing below is a prospective or actual buyer or tenant, real estate agent, or other person whose services facilitate the completion of a real estate transaction or lease/rental agreement or provide a property management or other service ("Signer"), Signer is voluntarily entering the Property. Signer agrees to take all reasonable and necessary precautions to protect Signer and others from the spread of COVID-19, including, but not limited to, the following ("Posted Rules of Entry"):
 - A. Following all Federal, State, and local laws and Stay at Home Orders, even though they may be changing rapidly;
 - B. Exercising care to protect yourself, and assessing your own risks, by considering your age, underlying health conditions, recent travel, possible exposure to COVID-19, doctor's recommendations, and local, State and Federal recommendations. You agree and understand that it is your responsibility to evaluate the risks and protect yourself;
 - C. Washing your hands with soap and water or using hand sanitizer, immediately upon entry and before touring or inspecting the Property. Remember to not touch your eyes, nose or mouth;
 - D. Wearing a protective face covering;
 - E. Practicing social distancing by keeping at least 6 feet between yourself and others. Do not gather in groups;
 - F. Avoiding touching knobs, faucets, toilets and toilet handles, light switches, garage door opener buttons, handles and pulls, alarm system controls, fan pulls, remotes, thermostats, switchboxes, gates and gate latches, window locks and sashes, pool coverings, counters, door and cabinet handles, sinks, and other such items, with the exception for trades or repair persons performing tasks requiring the touching of such items. If you believe it necessary to touch surfaces or items in the Property, consider the risks of doing so; and
 - G. Upon exiting the Property, discarding any disposable face coverings, disposable gloves or disposable shoe coverings worn during the visit.
5. **SIGNER ACKNOWLEDGMENTS:**
 - A. No written materials or brochures describing, advertising, or marketing the Property will be available at the Property. Any such information needs to be obtained from broker or agent electronically;
 - B. A set of rules for agents and entrants will be posted at the entrance of the Property and are clearly visible and include pictograms "Posted Rules For Entry" (C.A.R. Document PRE);
 - C. Signer acknowledges that although others have been advised to clean and disinfect the Property before and after each showing, there is no guarantee that the cleaning removed any or all instances of the COVID-19 virus that may have been present;
 - D. Signer has been provided an electronic copy of, and agrees to the terms of, the ☒ C.A.R. Best Practices Guidelines/Prevention Plan for Showings (C.A.R. Document BPPP) and the Posted Rules For Entry contained herein; and
 - E. Signer can obtain online information about COVID-19 Directives from the California Departments of Public Health (CDPH) and Industrial Relations (Cal/OSHA) at the following locations: (i) <https://covid19.ca.gov/pdf/guidance-real-estate.pdf>; (ii) <https://covid19.ca.gov/pdf/checklist-real-estate.pdf>; and (iii) <https://www.dir.ca.gov/dosh/coronavirus/General-Industry.html>.
6. **SIGNERS REPRESENTATIONS:**
 - A. You understand that accessing a Property for any of the purposes above may be dangerous or unsafe and could expose you or others to COVID-19 and that you are conducting those activities voluntarily.
 - B. You represent that:
 - (1) To the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19;
 - (2) You are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms; and
 - (3) You understand that persons may be afflicted with COVID-19 and: (i) not exhibit symptoms, (ii) not be aware that they are afflicted or (iii) may not voluntarily agree to disclose their condition.
 - 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.**



7. **ACCOMPANYING MINORS:** Adult Signers acknowledge and agree that all Property entrant rules, Signer acknowledgments and Signer representations apply with the same force and effect to any accompanying minors as they do to Signer. Signer is responsible for their care, safety, and conduct in the Property. Any accompanying minors shall be identified in paragraph 8.

8. **EXCEPTIONS TO REPRESENTATIONS AND ADDITIONAL TERMS:** _____

9. **AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, you are declaring the foregoing is true, that you agree to take all recommended and reasonable actions to protect yourself and others from exposure to COVID-19, and that you ASSUME THE RISK, of entering the Property. **You understand and agree that no one, including but not limited to real estate brokers and agents, can guarantee that you will not be exposed to or contract COVID-19.**

By signing below, you, the Signer, the person entering the Property, acknowledge that you have read, understand, voluntarily agree to the foregoing and will adhere to the Posted Rules For Entry, and have received a copy of this Coronavirus Property Entry Advisory and Declaration – Visitor.

(print name) (signature) Date _____

Person entering Property: ☐ Buyer, ☐ Tenant/Lessee, ☐ Broker/Agent, ☐ Other Entrant

(print name) (signature) Date _____

Person entering Property: ☐ Buyer, ☐ Tenant/Lessee, ☐ Broker/Agent, ☐ Other Entrant

(print name) (signature) Date _____

Person entering Property: ☐ Buyer, ☐ Tenant/Lessee, ☐ Broker/Agent, ☐ Other Entrant

(For record keeping purposes only)

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SIGNED PEAD-V 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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