

COVID-19 HEALTH AND SAFETY ACKNOWLEDGMENT

COVID-HSA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

- 1. BROKER (Company)
2. LICENSEE(s)
3. PROPERTY

1. It is recommended that real estate activities take place remotely if possible; however, a physical visit to the Property may be needed. Should an in-person appointment be required, Centers for Disease Control (CDC) and Department of Health (DOH) guidance should be followed to minimize the spread of COVID-19 (coronavirus). All parties will use their best efforts and judgment to minimize the health risk to themselves and to each other, and to all occupants of the Property being entered. (A) A separate acknowledgment should be completed by the seller/owner and any occupants prior to allowing visitors to physically access the Property. (B) Each visitor should complete a separate acknowledgment form, unless the visitors are members of the same household and would provide identical responses to the affirmations in Paragraph 2. (C) An acknowledgment should be completed and provided to each participant in the transaction within the 24-hour period preceding the visit.

2. When the Property is accessed in-person, there is an unavoidable health risk posed because of the nature of COVID-19 and contact with or proximity to persons or things exposed to the virus. (A) To help protect the health and safety of those who will be physically present at the Property, read and respond to the following: 1. In the past 14 days, signer or a member of signer's household has been diagnosed with COVID-19. 2. In the past 14 days, signer or a member of signer's household has knowingly had contact with a person diagnosed with, or in the process of being tested for, COVID-19. 3. In the past 14 days, signer or a member of signer's household has traveled internationally, been on a cruise, or been to any domestic location subject to a CDC travel advisory. 4. In the past 72 hours, signer or a member of signer's household has had a fever over 100.4° F. 5. In the past 72 hours, signer or a member of signer's household has experienced coughing, shortness of breath or other recognized symptoms of COVID-19. (B) Explain any "yes" answers (optional): (C) If signer answers "yes" to any of the above, property access should be denied unless both seller/owner and visitor provide informed consent prior to property access.

3. Signer's role in the transaction: potential buyer/tenant, seller/owner, service provider, real estate licensee, occupant, other. Visitor's purpose in physically visiting the Property is: Property Inspection. Date and time of the visitor's access to the Property:

SIGNATURE, DATE, Printed Name Scott Shaw

ACKNOWLEDGMENT OF RECEIPT table with columns for OWNER, VISITOR, DATE, TIME

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1 THIS FORM IS TO BE USED ONLY WHERE IN-PERSON REAL ESTATE
2 ACTIVITY IS PERMITTED BY LAW OR APPLICABLE AUTHORITY

3 1. NOTICE TO PERSONS ENTERING ANY PROPERTY

- 4 (A) While aspects of real estate can be conducted remotely, elements of a transaction require limited in-person activities. All parties
5 should attempt to perform activities remotely without contact when possible.
6 (B) When properties are accessed in-person, there is an unavoidable health risk because of the nature of COVID-19 and contact with
7 or proximity to persons or things exposed to the virus. All parties should use their best efforts and judgment to minimize the
8 health risk to themselves and to each other, and to all occupants of the properties being entered.
9 (C) All parties should comply with the most current version of the Centers for Disease Control (CDC) and/or Department of Health
10 (DOH) guidelines and not encourage others to violate any applicable laws, orders, or guidance, or otherwise compromise the
11 health or safety of the property owner, occupants of the property, or others. Visitors to the property, including but not limited
12 to potential buyers, real estate licensees and service providers, must adhere to the following instructions when physically present at
13 the property:
14 1. All visitors will use hand sanitizer immediately prior to entering the property.
15 2. All visitors will follow applicable state and federal guidelines regarding the use of personal protective equipment (e.g., masks,
16 gloves and shoe covers) while in the property.
17 3. Access shall be by appointment only.
18 4. The number of visitors in the property at any time, including licensees, may not exceed the maximum allowable by law or ap-
19 plicable authority.
20 5. Maintain social distancing guidelines. If an area is too small to ensure appropriate distancing, stagger entry and exit.
21 6. Doorknobs, lockboxes, and keys used to access the property must be sanitized when entering and leaving the property.
22 7. All visitors must comply with community/association rules regarding access to common areas.
23 (D) The property owner may provide additional instructions to visitors, including real estate-related service providers, as a condition
24 of their visit.

25 2. HEALTH AND SAFETY REPRESENTATIONS

26 Any occupants and potential visitors should provide each other with current health information regarding possible exposure to, or risk
27 factors for, COVID-19, using PAR Form HSA or a similar form.

28 3. ASSUMPTION OF RISK

29 By conducting in-person real estate activities during the COVID-19 pandemic, all persons fully assume any and all risks that result
30 from entering properties for sale or lease, as applicable, including but not limited to risks arising during showings, inspections and
31 all other in-person access. SELLER, LANDLORD, BUYER, TENANT, ALL BROKERS, their LICENSEES, EMPLOYEES
32 and any OFFICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable
33 by or through them, will not be liable for claims, losses or demands, including, but not limited to, personal injury and property
34 damage and all of the consequences thereof, whether known or not, which may arise from the physical presence of people on
35 the property.

36 SIGNATURE [Signature] DATE
37 Printed Name Mr. Scott Shaw
38 [] seller [] potential buyer/tenant [] real estate licensee [] occupant
39 [] service provider [] other Home Inspector

40 SIGNATURE DATE
41 Printed Name
42 [] seller [] potential buyer/tenant [] real estate licensee [] occupant
43 [] service provider [] other

44 SIGNATURE DATE
45 Printed Name
46 [] seller [] potential buyer/tenant [] real estate licensee [] occupant
47 [] service provider [] other

48 SIGNATURE DATE
49 Printed Name
50 [] seller [] potential buyer/tenant [] real estate licensee [] occupant
51 [] service provider [] other