

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) BHHS-Choice Properties

2 LICENSEE(S) Randy Helfrich

3 1. It is recommended that real estate activities take place remotely if possible; however, a physical visit to the Property may be needed.
4 Should an in-person appointment be required, Centers for Disease Control (CDC) and Department of Health (DOH) guidance should
5 be followed to minimize the spread of COVID-19 (coronavirus). All parties will use their best efforts and judgment to minimize the
6 health risk to themselves and to each other, and to all occupants of the Property being entered.

7 (A) A separate acknowledgment should be completed by the seller/owner and any occupants prior to allowing visitors to physically
8 access the Property. Each visitor should complete a separate acknowledgment form, unless the visitors are members of the same
9 household and would provide identical responses to the affirmations in Paragraph 2.

10 (B) An acknowledgment should be completed and provided to each participant in the transaction within the 24-hour period preceding
11 the visit.

12 (C) By conducting in-person real estate activities during the COVID-19 pandemic, all persons fully assume any and all risks that
13 result from entering the properties for sale or lease, as applicable, and from allowing others to enter properties for sale or
14 lease, as applicable, including but not limited to risks arising during showings, inspections and all other in-person access. SELL-
15 ER, LANDLORD, BUYER, TENANT, ALL BROKERS, their LICENSEES, EMPLOYEES and any OFFICER or PART-
16 ER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or through them, will
17 not be liable for claims, losses or demands, including but not limited to, personal injury and property damage that may
18 directly or indirectly occur as a result of COVID-19 and all of the consequences thereof, whether known or not, which may
19 arise from the physical presence of people on the property.

20 2. When the Property is accessed in-person, there is an unavoidable health risk posed because of the nature of COVID-19 and contact
21 with or proximity to persons or things exposed to the virus.

22 (A) To help protect the health and safety of those who will be physically present at the Property, read and respond to the following:

23 1. In the past 14 days, signer or a member of signer's household has been diagnosed with COVID-19. [] Yes [] No

24 2. In the past 14 days, signer or a member of signer's household has knowingly had contact with a person
25 diagnosed with, or in the process of being tested for, COVID-19. [] Yes [] No

26 3. In the past 14 days, signer or a member of signer's household has traveled internationally, been on a cruise,
27 or been to any domestic location subject to a CDC travel advisory. [] Yes [] No

28 4. In the past 72 hours, signer or a member of signer's household has had a fever over 100.4° F. [] Yes [] No

29 5. In the past 72 hours, signer or a member of signer's household has experienced coughing, shortness of
30 breath or other recognized symptoms of COVID-19. [] Yes [] No

31 (B) Explain any "yes" answers (optional):

32 _____
33 _____

34 (C) If signer answers "yes" to any of the above, property access should be denied unless both seller/owner and visitor provide in-
35 formed consent prior to property access.

36 3. Signer's role in the transaction:

37 [X] potential buyer/tenant [] seller/owner [] service provider
38 [] real estate licensee [] occupant [] other

39 Visitor's purpose in physically visiting the Property is: Preview Property

40 _____

41 Date and time of the visitor's access to the Property: _____

42 SIGNATURE _____ DATE _____

43 Printed Name _____ Phone Number/Email _____

44 SIGNATURE _____ DATE _____

45 Printed Name _____ Phone Number/Email _____

46 OFFICE USE ONLY
47 PROPERTY 1825 Falcon Drive, Bethlehem, PA 18015
48 Initial and date to confirm receipt of signed Health and Safety Acknowledgment
49 OWNER DATE TIME VISITOR DATE TIME
50 OWNER DATE TIME VISITOR DATE TIME
51 OWNER DATE TIME VISITOR DATE TIME



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COVID-19 PROPERTY ACCESS NOTICE

COVID-PAN

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

1. NOTICE TO PERSONS ENTERING ANY PROPERTY

- (A) While aspects of real estate can be conducted remotely, elements of a transaction require limited in-person activities. All parties should attempt to perform activities remotely without contact when possible.
- (B) When properties are accessed in-person, there is an unavoidable health risk because of the nature of COVID-19 and contact with or proximity to persons or things exposed to the virus. **All parties should use their best efforts and judgment to minimize the health risk to themselves and to each other, and to all occupants of the properties being entered.**
- (C) All parties should comply with the most current version of the Centers for Disease Control (CDC) and/or Department of Health (DOH) guidelines and not encourage others to violate any applicable laws, orders, or guidance, or otherwise compromise the health or safety of the property owner, occupants of the property, or others. Visitors to the property, including but not limited to potential buyers, real estate licensees and service providers, must adhere to the following instructions when physically present at the property:
 - 1. All visitors will use hand sanitizer immediately prior to entering the property.
 - 2. All individuals present for the in-person activity (occupants and visitors) will follow applicable state and federal guidelines regarding the use of masks and any other personal protective equipment while in the property.
 - 3. Access shall be by appointment only and staggered by thirty (30) minutes or more.
 - 4. Property access should be limited to no more than three (3) visitors and should ideally consist only of the individuals necessary to effectively conduct that portion of the transaction.
 - 5. Maintain social distancing guidelines. If an area is too small to ensure appropriate distancing, stagger entry and exit.
 - 6. Doorknobs, lockboxes, and keys used to access the property must be sanitized when entering and leaving the property.
 - 7. All visitors must comply with community/association rules regarding access to common areas.
- (D) The property owner may provide additional instructions to visitors, including real estate-related service providers, as a condition of their visit.

2. HEALTH AND SAFETY REPRESENTATIONS

- (A) Occupants and potential visitors should affirm within the 24-hour period preceding the visit, either verbally or using PAR Form COVID-HSA or a similar form, the following statements are true to the best of their knowledge:
 - 1. In the past 14 days, neither the signer nor anyone in signer's household has been diagnosed with COVID-19.
 - 2. In the past 14 days, neither the signer nor anyone in 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, neither the signer nor anyone in 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, neither the signer nor anyone in signer's household has had a fever over 100.4°F.
 - 5. In the past 72 hours, neither the signer nor anyone in signer's household has experienced coughing, shortness of breath, or other recognized symptoms of COVID-19.
- (B) Any responses which indicate actual or likely exposure to COVID-19 can be further explained on PAR Form COVID-HSA or a similar form so that the other parties involved can provide informed consent prior to the property visit.

3. ASSUMPTION OF RISK

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

45 SIGNATURE _____ DATE _____

46 Printed Name _____
 47 seller potential buyer/tenant real estate licensee occupant
 48 service provider (_____) other _____

49 SIGNATURE _____ DATE _____

50 Printed Name _____
 51 seller potential buyer/tenant real estate licensee occupant
 52 service provider (_____) other _____

53 SIGNATURE _____ DATE _____

54 Printed Name _____
 55 seller potential buyer/tenant real estate licensee occupant
 56 service provider (_____) other _____



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