

Best Practices During COVID-19

SELLERS

- Fully discuss expectations and options for marketing your property.
- Make sure to note in the Listing Agreement any showing restrictions.
- Set MLS listing up with “Exclusive Showings Only” to avoid overlapping appointments.
- Instructions will be given to Buyer’s Brokers if the homeowner requests:
 - Hand sanitizer
 - Gloves & Booties
 - Masks
- Disinfectant wipes, hand sanitizer, and/or gloves/booties should be used upon entering the home.
- A sign with showing instructions might be posted on the front door of the property.

BUYERS

- Remember that you are responsible for the sellers home - respect their wishes.
- Brokers will meet buyers at the property.
- Anyone who is ill - should NOT attend property showings.
- Allow only necessary participants at showings - 5 person limit recommended.
- Children in attendance is cautioned.
- Brokers should provide hand sanitizer (gloves, booties, and masks, if available) to buyers before entering a property.
- Maintain adequate distance between persons at the property.
- Brokers should open & close any necessary doors (with gloves on).
- Buyers should avoid touching surfaces.
- Collect wipes, gloves, etc., in a trash bag and dispose of elsewhere.

From Accepted Offer to Contract Closing

- Parties under contract have the option to add the Corona-virus Addendum/ Amendment but neither party is required to enter into an agreement after the formation of the contract.
- Buyers should be advised to carefully weigh the health risks of attending the inspection, against the potential consequences that could result in not personally doing their due diligence by participating in the inspection.
- Buyers must acknowledge their decision about inspections (*one way or the other*) in writing.
- Only the parties to the contract should attend any inspections or walk through’s and the closing.

Sourced from: GAAR Blog March 25, 2020

