

[Project Name]

COVID-19 Screening Certification for Property Showings

Property Address: _____, NV UNIT NO. _____ (the "Property")

Date of Showing: _____, 2020

Persons present:			
Name	Address	Cell Phone	Other Phone

Each undersigned person present during this showing individually (i) acknowledges that the novel coronavirus (COVID-19) represents a serious health threat to persons exposed to it, (ii) assumes the risk of potential exposure to the novel coronavirus during such showing, and (iii) acknowledges that Seller/Landlord and Broker (each as defined on the following page), are relying on the assumption(s) of risk and truthfulness and accuracy of the statements and representations made in this document.

Each undersigned person present during this showing individually represents, to the best of his or her knowledge, information and belief, and for the benefit of Seller/Landlord and Broker, that neither he/she nor a member of his/her household with whom he/she lives or person with whom he/she works in person:

1. Has been diagnosed (tested positive) with COVID-19;
2. Has a test pending for COVID-19;
3. Is under quarantine directed by a healthcare provider due to COVID-19 concerns;
4. Has or had symptoms in the past 14 days of COVID-19, which include fever, muscle aches, sore throat, cough or shortness of breath;
5. Has traveled in the past 14 days to any location where there is a high incidence or widespread transmission of COVID-19 as identified by the CDC (<https://www.cdc.gov/coronavirus/2019-ncov/travelers/map-and-travel-notices.html>); and/or
6. Has had contact with someone diagnosed with COVID-19.

EACH PERSON PRESENT AT SHOWING MUST FIRST SIGN BELOW TO INDICATE ACKNOWLEDGEMENT OF ALL OF THE ABOVE AS TO HIMSELF/HERSELF AND ACCEPTANCE AND AGREEMENT TO THE TERMS OF THE PROSPECTIVE BUYER'S HOLD HARMLESS AND RELEASE REGARDING COVID-19 ON THE REVERSE SIDE OF THIS DOCUMENT. PERSONS WHO APPEAR AT THE SHOWING WHO HAVE NOT SIGNED BELOW WILL NOT BE ADMITTED TO THE PROPERTY.

PROSPECTIVE BUYER'S HOLD HARMLESS AND RELEASE REGARDING COVID-19

1. _____ (“Seller/Landlord”) is the owner of the property located at _____, Nevada (the “Property”), which Seller/Landlord has listed for sale of lease with _____, (“Broker”). The above signatories on this document desire to be shown the Property and allow entrance by such signatories’ inspector or other agent or representative or contractor (together referred to as the “Prospective Buyer and Agents”) into the Property for the purpose of viewing or inspecting the Property to determine whether to buy, lease or further inspect the Property. The Prospective Buyer and Agents agree that only the Prospective Buyer and Agents are permitted into the Property and then only subject to the protocols and procedures established by the Seller/Landlord and the Broker.

2. The Prospective Buyer and Agents acknowledge the existence of the COVID-19 virus, the dangers of the virus and the potential exposure to the virus that could occur as a result of the Prospective Buyer and Agents coming into the Property or any other part of the real estate upon which the Property is located.

3. The Seller/Landlord and the Broker do not have reason to believe that any recent visitor to the Property has been infected by the virus, but the Seller/Landlord and the Broker have no means to verify that fact. Accordingly, the Prospective Buyer and Agents assume the risk of entering the Property and acknowledge that infection from entering the Property is at least as likely to expose the Prospective Buyer and Agents to the COVID-19 virus as entering any public place.

4. The Prospective Buyer and Agents represent to the Seller/Landlord and the Broker, for himself or herself and his or her heirs and personal representatives, that the representations on the previous page are true to the best of such person’s knowledge. The Prospective Buyer agrees to immediately notify the Seller/Landlord and the Broker in writing if there is any change in this representation at any time up to 14 days after any date that the Prospective Buyer and Agents are on the Property.

5. The Seller/Landlord will have the right to require that, prior to any inspector or contractor, or any agent, employee or other person on the inspector’s or contractor’s behalf, entering the Property to complete the same certifications required in this document.

6. The Prospective Buyer and Agents agree for each of them that he, she or it will release, and indemnify and hold harmless, the Seller/Landlord and the Broker from any action, cause of action, loss, cost, claim or expense, including, without limitation, attorneys’ fees, arising out of any exposure to the COVID-19 virus and any injury, illness, death or damage arising therefrom to the extent from the Prospective Buyers’ or Agents’ (or any other individuals acting on their behalf) presence on, or viewing of, the Property or the breach of the representations made in this document.

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