

Sotheby's International Realty
COVID-19 Prevention Plan
for In-Person Visits

Where a virtual property showing or other virtual visit is not feasible, all persons who attend an in-person showing or other property visit will comply with the applicable County COVID-19 Shelter-in-Place Order and the State COVID-19 Guidelines published by the CDPH and CalOSHA. This Prevention Plan is consistent with such Order and Guidelines.

Every prospective visitor must, before entering the property, electronically receive, read, and sign a copy of this Prevention Plan, including its one-page attachment entitled "Rules Under COVID-19 Prevention Plan."

VISITOR ACKNOWLEDGEMENT AND AGREEMENT

Property Address(es): _____

By signing below, the undersigned acknowledge(s) that they read, understand, and agree to comply with the Sotheby's International Realty COVID-19 Prevention Plan for In-Person Property Visits, including its attached Rules Under COVID-19 Prevention Plan, during their in-person visit(s) to the above-identified Property.

Date: _____

Visitor Signature: _____

Printed Name: _____

Date: _____

Visitor Signature: _____

Printed Name: _____

Date: _____

Visitor Signature: _____

Printed Name: _____

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SIGNED DOCUMENT:

Buyer's/Tenant's Broker/Agent's initials (_____)

Seller's/Landlord's Broker/Agent's initials (_____)

Property Owner's initials (_____) (_____)

Rules Under COVID-19 Prevention Plan

1) Rules for the Listing (Seller's/Landlord's) and Showing (Buyer's/Tenant's) Agents

- a) All in-person property visits (showings, inspections, appraisals, etc.) must occur by appointment only.
- b) Listing Agent must post a link to the Plan (including these Rules) on any online public and MLS listing, including the public and private comments.
- c) Listing Agent must electronically deliver a copy of the Plan (including these Rules) to the Showing Agent, who must electronically deliver the Plan to all persons expected to attend the in-person property visit.
- d) Both the Listing Agent and the Showing Agent must deliver any promotional, disclosure, advisory, or other materials electronically. No hard copies.
- e) Listing Agent must post the Rules on the front entrance.
- f) Prior to any visit, Listing Agent must introduce fresh outside air and minimize the risk of surface touching, for example by opening interior and exterior doors, opening windows, and operating ventilation systems.
- g) Listing Agent must provide hand sanitizer, sanitizing wipes, and a tie-off disposal bag at the front entrance. Sanitizers must be recognized by the CDC as effective in combatting COVID-19 (e.g., at least 60% ethanol or 70% isopropanol).
- h) Showing Agent must have hand sanitizer or sanitizing wipes.
- i) Listing Agent must confirm that any and all occupants are not present during the entire visit.
- j) Listing Agent must, before and after each visit, clean commonly used surfaces including mobility and safety fixtures (such as handrails and banisters), counters, pulls, handles, levers, buttons, switches, keys, etc. All cleaning products used must be on the EPA-approved list (e.g., diluted household bleach or alcohol solutions that are appropriate for the surface material).

2) Rules for Every Visitor

- a) Electronically deliver a signed copy of the Plan (including these Rules) to the Listing Agent prior to the first visit.
- b) Electronically deliver all materials intended to be exchanged with others. No hard copies.
- c) Any vehicle trip to the property must involve only people from the same residence.
- d) No person may visit the property if they are exhibiting any COVID-19 symptoms.
- e) Use hand sanitizer at the front entrance and sanitizing wipes for any gloves, necessary equipment, or other necessary material that may touch an inside surface. If hand sanitizer or wipes are unavailable, visitors must wash hands with soap (for at least 20 seconds) and water at the closest sink on the property before touring or inspecting it.
- f) No more than two visitors who are from the same household or living unit and one agent inside a structure at a time.
- g) Maintain at least six-foot social distancing from others (who are not part of the same residence) at all times within and outside any structure on the property.
- h) Minimize surface touching.
- i) Wear a face covering at all times on the property.
- j) If safe to do so, place any disposable covers (gloves, masks, booties, etc.) in the disposal bag at the front entrance.