



**CORONAVIRUS PROPERTY ENTRY  
ADVISORY AND DECLARATION – SELLER/OCCUPANT**  
(C.A.R. Form PEAD-S, 05/27/20)

**Property Address(es)**

1. **RISKS OF EXPOSURE:** The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is highly contagious, has a high mortality rate compared to many other illnesses and can spread easily. While people of all ages are at risk of catching COVID-19, persons with compromised immune systems and older persons may be at particular risk.
2. **A. GOVERNMENT ORDERS:** In order to reduce the spread of COVID-19, elected representatives and health officials from the State of California, as well as many California cities and counties have issued “Stay Home” Orders and other mandates and recommendations (collectively, “COVID-19 Directives”), limiting activities that can be engaged in by businesses and members of the public.
3. **B. REAL ESTATE ACTIVITIES:** Under Federal and California guidelines, activities required to facilitate a real estate transaction are considered essential activities. Nevertheless, this designation does not make them free from COVID-19 risks or COVID-19 Directives. All persons must still practice “social distancing” and take all steps necessary to protect themselves and others. **In addition, some county and city orders are more restrictive than, and may take precedence over, Federal and State guidelines.**
4. **C. SELLER AND OCCUPANT ADVISORY:** Seller and occupant are advised that if you engage in any activities in violation of any COVID-19 Directives, you are acting against the advice of Broker. Brokers and Agents (i) will comply with COVID-19 Directives, notwithstanding any Party’s instructions and (ii) will obey all Fair Housing laws while pursuing safe COVID-19 practices. **Nothing contained in this form shall be construed to allow an activity that is otherwise prohibited by any law.**
3. **SELLER OR OCCUPANT ACKNOWLEDGMENTS:** (i) Seller or the occupant (“Signer”) is voluntarily allowing someone to enter the Property; (ii) Signer has been advised that the Property shall be cleaned and disinfected before any persons are allowed to enter and after any such persons leave the Property. More information on cleaning and disinfecting can be found in the C.A.R. Best Practices Guidelines/Prevention Plan for Showings (C.A.R. Document BPPP); (iii) A set of rules for agents and entrants will be posted at the entrance of the Property and be clearly visible; and (iv) No written materials or brochures describing, advertising, or marketing the Property can be available on the Property. Signer authorizes Broker or agent to make such information available to entrants electronically.
4. **SIGNER REPRESENTATIONS:**
  - A. You understand that allowing access to the Property for any of the purposes above may be dangerous or unsafe and could expose you or others to COVID-19 and that you are allowing or conducting those activities voluntarily.
  - B. You represent that:
    - (1) To the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19;
    - (2) You are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms and;
    - (3) You understand that persons may be afflicted with COVID-19 and: (i) not exhibit symptoms, (ii) not be aware that they are afflicted or (iii) may not voluntarily agree to disclose their condition.
  - C. **You will inform Broker if, after the date this document is signed, there is a change in your health condition or knowledge that potentially puts others at risk or invalidates the representations made in this document.**
5. **EXCEPTIONS TO REPRESENTATIONS AND ADDITIONAL TERMS:** \_\_\_\_\_
6. **AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, you are declaring the foregoing is true, that you agree to take all recommended and reasonable actions to protect yourself and others from exposure to COVID-19, and that you **ASSUME THE RISK**, of allowing someone to enter the Property. **You understand and agree that no one, including but not limited to real estate brokers and agents, can guarantee that you will not be exposed to or contract COVID-19.**

**By signing below, you, the Signer, the person allowing entry to the Property, acknowledge that you have read, understand, voluntarily agree to the foregoing, and have received a copy of this Coronavirus Property Entry Advisory and Declaration.**

(print name)	(signature)	Date
Person allowing entry: <input type="checkbox"/> Seller, <input type="checkbox"/> Occupant		
(print name)	(signature)	Date
Person allowing entry: <input type="checkbox"/> Seller, <input type="checkbox"/> Occupant		
(print name)	(signature)	Date
Person allowing entry: <input type="checkbox"/> Seller, <input type="checkbox"/> Occupant		

(For record keeping purposes only)

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SIGNED PEAD-S FORM. (The initials below are not required but can be used as evidence that the initialing party has received the completed form.)**

Broker/Agent for Buyer (\_\_\_\_\_) Broker/Agent for Seller (\_\_\_\_\_) Seller (\_\_\_\_\_) (\_\_\_\_\_)

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Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC.  
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

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