



**CORONAVIRUS  
PROPERTY ENTRY ADVISORY AND DECLARATION  
– ALL OCCUPANTS AND VISITORS  
(C.A.R. Form PEAD-ALL, 5/21)**

This form is for use by all persons entering or allowing access to a property (“Principal”). It applies to all persons allowing access to a property (whether a seller, landlord, tenant, other resident, property manager, broker or agent, or other person) and all “visitors” (whether a prospective buyer, prospective tenant, inspector, repair person, appraiser, notary, stager, broker or agent, or other person accompanying the visitor to a property). **A visitor does not need to sign a separate form for each property or every entry but instead may provide a copy of a signed PEAD-ALL to the occupant or broker or agent representing the occupant. This form should not be used if circumstances change and the representations are no longer accurate.**

**1. PRINCIPAL ACKNOWLEDGMENTS AND AUTHORIZATIONS:**

- A. Principal is voluntarily entering, or allowing others to enter, a property;
- B. A set of rules, including pictograms, for Principals will be posted at the entrance of the Property and be clearly visible (C.A.R. document PRE). Principal will abide by the Posted Rules of Entry.
- C. Principal has been provided with a  Best Practices Guidelines and Prevention Plan (C.A.R. document BPPP or substantially equivalent document approved by Broker), and will comply with the terms of the BPPP;

**2. PRINCIPAL REPRESENTATIONS:**

- A. To the best of your knowledge: (i) You are not currently afflicted with COVID-19, and (ii) You have not knowingly, within the last 10 days, been in contact with someone afflicted with, COVID-19;
- B. You are not experiencing COVID-19 symptoms, which may include a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing;
- 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, in which case you will cease using this PEAD-ALL as a representation to any other person.**

**3. ACCOMPANYING MINORS:** By signing below, adult Principals acknowledge and agree that all property entrant rules, and Principal acknowledgments and representations apply equally to any accompanying minors as they do to Principal. Principal is responsible for the care, safety, and conduct of minors in the Property. Any accompanying minors shall be identified in paragraph 4.

**4. EXCEPTIONS TO REPRESENTATIONS, IDENTIFICATION OF MINORS, AND ADDITIONAL TERMS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5. AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, Principal is declaring the foregoing is true, and that Principal assumes the risk, as applicable, of entering the Property, or allowing someone to enter the Property. **Principal understands and agrees that no one, including but not limited to broker and agents, can guarantee that you will not be exposed to or contract COVID-19.**

**By signing below, Principal acknowledges that Principal has read, understands, and voluntarily agrees to the foregoing and will adhere to the Posted Rules For Entry, and has received a copy of this Coronavirus Property Entry Advisory and Declaration.**

		Date
(print name)	(signature)	
		Date
(print name)	(signature)	

(For record keeping purposes only)

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SIGNED PEAD-All 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/Tenant/Lessee \_\_\_\_\_ / \_\_\_\_\_ Broker/Agent for Seller/Landlord/Lessor \_\_\_\_\_ / \_\_\_\_\_  
 Seller/Landlord/Lessor \_\_\_\_\_ / \_\_\_\_\_

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**CORONAVIRUS PROPERTY ENTRY ADVISORY AND DECLARATION (PEAD-ALL PAGE 1 OF 1)**

## **Check Your City or County for More Restrictive Local Showing Rules**

**More restrictive rules regarding showings by a County or City must be followed.**

### **Prevention Plan**

Unless otherwise specified, this entire document known as the “Mandatory Government Showing Requirements, including Best Practices Guidelines and Prevention Plan” is hereby adopted as Broker’s “Prevention Plan.” The “Prevention Plan” to be followed by agents who show properties. Brokerages must regularly evaluate compliance with the plan and document and correct deficiencies identified.

### **Showing Rules for Listing and Buyer's Agents**

1. Agents conducting the showing should meet clients at the property and not drive the client to the property.
2. The listing agent must post the Posted Rules for Entry (C.A.R. Document PRE) at the entrance of the property. These Posted Rules for Entry or a link to them should be part of any online public and MLS listings.
3. Real estate licensees should remind clients to maintain physical distancing during showings and to refrain from touching handles, switches, pulls, etc.
4. During a showing, introduce fresh outside air, for example by opening doors/windows, weather permitting, and operating ventilation systems.
5. Follow the California guidance on gatherings, which requires showings to be kept short, and outlines the number of people that may be present at a showing based on the Tier level of the county in which the property is located.

### **Cleaning and Disinfecting the Property and Sanitation Products**

1. It is recommended that shown properties have proper sanitation products, including hand sanitizer, face coverings and disinfecting wipes, for use by visitors as needed. No showing should take place if these products are not available to those entering the property.
2. Shown properties should have commonly used surface areas cleaned in accordance with the more recent CDC guidelines, which indicates daily cleaning except in some circumstances. <https://www.cdc.gov/coronavirus/2019-ncov/community/disinfecting-building-facility.html>

### **Rules for Visitors**

1. Prior to entering a property, all persons must use the sign in process implemented for showing the property OR have already signed a Coronavirus Property Entry Advisory and Declaration form (C.A.R. Form PEAD) and delivered a copy of that signed form to the listing agent.
2. By signing the PEAD or signing in, the visitor is agreeing to both the Posted Rules of Entry (C.A.R. Document PRE) and this Prevention Plan or other plan adopted by Broker.
3. All visitors must maintain six feet of physical distance between unrelated persons.
4. All visitors must wear face coverings. For individuals with disabilities who cannot wear a face covering or face shield, the showing agent will engage in the interactive process with the individual to discuss any available reasonable accommodations.
5. All visitors must use hand sanitizer or wash their hands immediately upon entry.
6. All visitors should avoid touching knobs, faucets, toilets and toilet handles, light switches, garage door opener buttons, handles and pulls, alarm system controls, fan pulls, remotes, thermostats, switchboxes, gates and gate latches, window locks and sashes, pool coverings, and other such items.

### **Rules for Sellers and Occupants**

If current occupants are present and/or participate during the showings, in accordance with their legal rights, they should adhere to the same standards regarding physical distancing and property cleaning and disinfecting protocols and promote a safe environment for all persons present.



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**BEST PRACTICES GUIDELINES AND PREVENTION PLAN (BPPP PAGE 1 OF 1)**

