

MICHIGAN REALTORS®

COVID-19 SHOWINGS ADDENDUM/AMENDMENT TO LISTING AGREEMENT

The following terms are hereby incorporated in and made a part of the Listing Agreement for:

Seller(s): _____

Brokerage Firm: _____

Property Address: _____

Date: _____

Brokerage and Seller wish to agree in writing as to the circumstances, if any, under which in-person showings and/or open houses shall be conducted.

1. (Select One)

_____ Seller authorizes in person showings and access to the Property by potential buyers, cooperating agents, inspectors, appraisers and others as may be necessary to complete the sale of the Property.

_____ Seller elects to have it noted in the MLS that there will be no in person showings of the Property of any kind until subsequently authorized by Seller.

Seller does _____ does not _____ authorize brokerage to conduct open houses on date(s) that shall be approved by Seller, subject to any restrictions on gatherings that may be imposed from time to time.

2. Seller acknowledges that it is impossible for Brokerage or its agents to screen and/or monitor all persons entering the property. Accordingly, Seller assumes the risk and hereby agrees to release, defend to hold harmless Brokerage, any cooperating brokers and their respective agents and employees from any and all claims and liability resulting from exposure to COVID-19 as a result of a showing or open house.
3. Before and after any showing or open house, Seller agrees to employ precautions recommended by the Centers for Disease Control and Prevention ("CDC") available here, the State of Michigan and any applicable local health department in order to minimize COVID-19 exposure to themselves and persons entering the Property.
4. Seller agrees to notify Brokerage if any person occupying or entering the Property has been exposed to, diagnosed with or quarantined as a result of COVID-19 or is experiencing fever, cough, shortness of breath or other cold or flu-like symptoms. In such event, no in-person showing or open house of the Property shall be permitted until the end of the quarantine period recommended by the CDC and the State of Michigan.

5. Additional Provisions: _____

6. In the event of any conflict between this Addendum/Amendment and the Listing Agreement, this Addendum/Amendment shall control.

Accepted by:

(REALTOR®)

(Seller)

For:

(Brokerage Firm)

(Seller)

Recommended Practices for Sellers Permitting Showings and/or Open Houses

Current limitations on gatherings prohibit a Seller from being present during showings, and other times when Buyers are present in the home.

Prior to any scheduled showing or open house, Sellers are advised to turn on all lights and leave interior doors, drapes and blinds open. This will ensure that anyone entering the home will not need to touch light switches/ doorknobs.

Prior to and after any showing or open house, Sellers are advised to clean and disinfect all frequently touched surfaces, such as doorknobs, handles, light switches and countertops.