



# MICHIGAN REALTORS®

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Safely Reopening Real Estate Toolkit

Revised 6.11.20

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# 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.

# SHOWING CERTIFICATION AND RELEASE (Buyers)

**Brokerage Firm:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Date of Showing:** \_\_\_\_\_

1. We have requested an in-person showing of property. We acknowledge that COVID-19 represents a serious health threat to persons exposed to it and assume the risks associated with possible exposure to COVID-19 during the showing.
2. We certify to the best of our knowledge, information and belief that during the last 14 days, neither we nor any members of our household have been exposed to, diagnosed with or quarantined as a result of COVID-19 or have experienced a fever, cough, shortness of breath or other cold or flu-like symptoms. (In the event of such exposure, no in-person showings shall be permitted until the end of the quarantine period recommended by the CDC and the State of Michigan.)
3. We hereby agree to release, defend and hold harmless the Brokerage, the listing broker, 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.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Additional Person Present

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Additional Person Present

### **Practices for Buyers During Showings**

Face Coverings are required.

Current limitations on gatherings prohibit buyers from bringing anyone to showing that is outside of their household.

All persons must maintain a 6 foot social distance at all times.

Buyers attending showings/visits should meet their agents at the property and wait in their car for the agent to arrive.

Do not touch any surfaces in the property. Do not turn off lights or close interior doors. Do not share phones, pens, tablets etc. with anyone else attending the showing.

Buyers are encouraged to wear gloves and masks while viewing a home. Use hand sanitizer immediately prior to entering the home and upon exiting prior to getting into your car.

Minimize the time physically present at the home.