



POTENTIAL TENANT COVID-19 ADVISORY

The current worldwide Coronavirus pandemic (“COVID-19”) is having a dramatic and unprecedented impact on the world, including real estate. Due to the novel nature of the disease, information related to the COVID-19 situation is continuously developing and market conditions are rapidly changing. The COVID-19 situation and the resulting response from federal, state, and local government can impact your home rental in several ways.

Based on the Center for Disease Control’s (“CDC’s”) guidelines, COVID-19 can be spread through both person-to-person contact and contact with contaminated surfaces or objects. Additionally, data suggests that many confirmed COVID-19 cases may have moderate to no symptoms but still be highly contagious.

The inherent nature of many aspects of a real estate transaction (e.g., viewing a property) may require contact with people involved in the transaction or contact with surfaces or objects that were previously contacted by someone else. These “contacts” mean a higher risk of contracting COVID-19. Additionally, people that fall into an “at-risk” category, such as having certain pre-existing conditions or advanced age, have a significantly higher risk of serious illness caused by COVID-19.

Potential tenants looking to rent property during this COVID-19 pandemic should assume that every property they visit was previously visited or lived in by someone who is infected with COVID-19. As such, potential tenants are encouraged to take every precaution as prescribed by global, federal, state, and local government and health organizations to protect themselves and their families and to comply with social distancing requirements. Such precautions include, but are not limited to:

- Do NOT view any property if you or someone in your household is positive for COVID-19, exhibits COVID-19 symptoms, or has been in close contact with a person diagnosed or suspected of having COVID-19.
- ALWAYS wear masks and gloves while viewing the property or in the company of people not living in your household.
- Only the potential tenants (those signing the contract) should be present for showings.
- Frequently and thoroughly wash your hands with soap and water for 20 seconds. If soap and water are not available, use hand sanitizer with at least 60% alcohol.
- Only one set of potential tenants in the property at a time. No overlapping showings. If you miss your set showing window, ask the property manager to reschedule.



- Do NOT touch anything in the property including, but not limited to, counters, cabinets, appliances, fixtures, switches, tables, chairs, doorknobs, sliding glass doors, front door, bedroom or bathroom door handles, windows or window coverings.
- Do NOT sit on any furniture or use the toilet.
- Cover coughs and sneezes with a tissue, then throw the tissue in the trash, or use your inner elbow or sleeve.
- Avoid touching your eyes, nose and mouth with unwashed hands or gloves.
- Maintain six feet of distance between you, property manager, and tenants (if present) at all times.

This Advisory is not comprehensive. Potential tenants are encouraged to take all precautions potential tenants feel appropriate to ensure the health and safety of the potential tenants and their families. Potential tenants may wish to consider previewing all properties online first to gauge interest. Limit showings to as few properties as is reasonably possible. If potential tenants are concerned about the risk of being infected with COVID-19, potential tenants should also consider waiting until the risk of COVID-19 subsides or, if it is not possible, consider making an offer on a property before seeing it to reduce the number of “contacts” Potential tenants will have with tenants, brokers and other potential tenants.

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Potential tenants

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