

# COVID-19 VIRUS PANDEMIC SELLER CONSENT, RELEASE & INDEMNITY

**RE: Listing, Marketing, Showings and Sale of Premises at**

\_\_\_\_\_ (the "Premises")

**Listing Realtor(s):** \_\_\_\_\_, \_\_\_\_\_

**I acknowledge and agree as follows:**

1. I am requiring that my Listing REALTOR® market, provide access and show my property to third parties and potential buyers and I do so voluntarily and of my own free will without any coercion by any person or company and being fully aware that we are in the midst of a COVID-19 virus pandemic and the virus appears to be highly contagious;
2. I fully understand that by allowing access to third parties and buyers entering into or onto my premises that I may be exposing myself to the potential transmission of the COVID-19 virus to myself, my family or my friends and I knowingly, freely and voluntarily accept the inherent risks of this activity, including possible contamination, illness and death;
3. I will maintain at least a 6 foot (or 2 metre) social distance from all persons that my Listing REALTOR® or any Co-operating REALTOR® brings onto my premises during showings of my property or visits by my REALTOR® or other third parties for marketing preparation purposes;
4. I have been advised by my REALTOR® that upon completion of any showings of my property to any third parties that I air out the premises and disinfect and clean all surfaces in the Premises including but not limited to door handles, switches, windows, counter tops or any other surfaces. I further understand and agree that these efforts may be limited in their effectiveness of preventing viruses or diseases of any kind;
5. I have been fully advised by my Listing REALTOR® of the risks involved in marketing, selling and providing access to my home during the COVID-19 virus pandemic and I take full responsibility for any negative consequences resulting from continuing these efforts at this time;

6. I acknowledge that I have been advised by my Listing REALTOR® to seek legal advice regarding the marketing and showing of my property during the COVID-19 virus pandemic, and to do so again prior to accepting any Agreement of Purchase and Sale related to my property;

7. I further acknowledge that I as the seller and/or my Listing REALTOR® may decline showings at our respective or joint discretion;

**8. I agree to indemnify, save harmless, release, discharge, acquit and forgive my listing REALTOR(s)® as specified above, their brokerage, and co-operating REALTORS® who facilitate showings of my property and their brokerages, as well as any third parties related to marketing preparation of my property, from any and all liability, claims, actions, suits, demands, costs or expenses of any kind, as related to any health risks or averse health related consequences, arising as a result of allowing access to the above individuals, and any potential buyers entering into or onto my premises.**

Full Name of Seller: \_\_\_\_\_

Signature of Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Full Name of Seller: \_\_\_\_\_

Signature of Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Full Name of Seller: \_\_\_\_\_

Signature of Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_