

Real Estate During a Pandemic



Buying, selling or renting real estate during a Pandemic requires care and caution. **To avoid the spread of COVID-19, activities should be conducted remotely whenever possible.** In those instances where in-person activity cannot be avoided, and where permitted by state law, the following will allow for a safer transaction. These recommendations are derived from the CDC and Pennsylvania's Guidance for Businesses Permitted to Operate During the COVID-19 Pandemic.

*Items marked with ** are required by law or state order. Property Owners and Brokerages may require stricter standards. Community or condominium homeowners' association may also have rules regarding access to buildings or common areas in that community.*

Prior to Showings, Walkthroughs and Other Buyer Visits

- ✓ Virtual showings should be employed whenever possible.
- ✓ Understand the risks and responsibilities involved in showing and visiting properties. Your Realtor® can guide you.
- ✓ All showings should be held by appointment only where feasible.**
- ✓ A minimum of 30 minutes is recommended between showings (or longer, based on property size and seller instructions).
- ✓ All individuals who will be present for the in-person showing may be asked to complete a verbal health screening prior to showing.

Showings, Walkthroughs and Other Buyer Visits

- ✓ Agents and buyers must comply with any showing instructions provided by the seller. If they cannot, the showing should not occur.
- ✓ When performing any in-person real estate activities, all participants must wear masks/face coverings.**
- ✓ Agents and buyers should use their own separate transportation to the property.
- ✓ In-person visits should be limited to essential individuals only.**
- ✓ Sellers should vacate the dwelling during the showing but may remain outside on the property, exercising appropriate social distancing.
- ✓ For occupied properties, Sellers should leave lights on, and leave interior doors, drapes and blinds open to limit the buyer's interaction with those items.
- ✓ Avoid physical contact within the property. For example, if doors and curtains are not open do not open them unless absolutely necessary. If something must be touched limit the number of people who touch that surface. If there is a specific issue of importance for the buyer, coordinate that request with the seller prior to the showing.
- ✓ Maintain social distancing guidelines at all times. If an area is too small to ensure appropriate distancing, stagger entry and exit.



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