

COVID-19/Coronavirus In-Person Access Acknowledgment

This form is being provided by:

☒ Listing Brokerage _____ Coastal Properties Group
☐ Cooperating Brokerage _____
(hereinafter referred to as "Agent/Broker")

to

☒ Owner (Landlord/Seller) KARCHER, DANNY L & DORIS D JOINT LIVING TRUST
☐ Prospect (Potential Tenant/Buyer) _____

Acknowledgment

The Owner/Prospect named above acknowledge(s) that they are aware of the national emergency caused by the COVID-19/Coronavirus pandemic and the evolving nature of the health crisis, including the danger of community spread and risks posed to the health of those who contract COVID-19/Coronavirus.

In pursuit of Owner's objective to sell/lease the property and Prospect's objective to purchase/lease a property as safely as possible, Owner and Prospect, **as applicable**, confirm the following:

- Owner desires that Agent/Broker bring prospects to Owner's property, as requested by interested prospects, and to the extent authorized by law.
- Prospect directly or indirectly advises the Agent/Broker that it is necessary for Prospect to view select properties in-person in order to make a fully informed decision to purchase/lease, to the extent authorized by law.
- When properties are accessed in-person, there is an unavoidable health risk posed because of the nature of COVID-19/Coronavirus, and contact with, or proximity to, persons or things exposed to COVID-19/Coronavirus.
- Prospect will use their best efforts to minimize the health risk to themselves and to each other, and to all occupants of the properties being entered.
- Prospect/Owner represent(s) they are not aware of any issues with any person or property that pose a health risk to each other, Agent/Broker, and all occupants of the properties being entered.
- Prospect/Owner agree(s) to notify others who have accessed the property if they become aware of information that poses a danger previously unknown.
- Prospect/Owner agree(s) in all respects to comply with the most current version of the Center for Disease Control (CDC) guidelines when accessing properties, and will not obligate Agent/Broker to violate any applicable laws or orders, CDC Guidance, or otherwise compromise the safety of Agent/Broker or the public to access properties.

Assumption of risk

By signing this acknowledgment, each Prospect fully assumes any and all risks posed to Prospect that result from Prospect entering properties for sale/lease, as applicable, including but not limited to risks arising during showings, inspections and all other in-person access. By signing this acknowledgment, each Owner assumes all risks posed to Owner that result from prospects entering Owner's property,

including but not limited to risks arising during showings, inspections and all other in-person access of properties.

Each signature below is made freely and voluntarily, recognizing that the Agent/Broker is relying on these representations in fulfilling Owner's and/or Prospect's directions to Agent/Broker.

DANNY L. KARCHER, TTE

Owner's Signature

06/23/2021

Date

DORIS D KARCHER, TTE KARCHER D

L @ DD JOINT LIVING TRUST

Owner's Signature

06/23/2021

Date

OR

Prospect's Signature

Date

Prospect's Signature

Date