



Model COVID-19 Certification for Property Access

Premises Address: 655 S. Forest View Cornville Date of visit: _____ 2020

Agent(s) for Seller/Landlord Present: Sharon L Sperry

Potential Buyer(s)/Tenant(s) Present: _____

Agent(s) for Buyer/Tenant Present: _____

Other Individual(s) Present: _____ Role*: _____

Other Individual(s) Present: _____ Role*: _____

Other Individual(s) Present: _____ Role*: _____

*i.e. - inspectors, appraisers, contractors or other transaction service providers.

Seller/Landlord authorizes access to the Premises to the individual(s) who have signed below.

Each person listed above certifies that to the best of his or her knowledge neither they, nor a member of their household, nor a person with whom they are in close contact:

1. Has experienced any cold or flu-like symptoms in the previous 14 days (fever, cough, sore throat, respiratory illness, difficulty breathing).
2. Is currently diagnosed with COVID-19.
3. Has a test pending for COVID-19.
4. Is currently under quarantine due to COVID-19 concerns.
5. Has had contact in the previous 14 days with someone diagnosed with COVID-19.
6. Has traveled in the previous 14 days to any location designated by the Centers for Disease Control as "having widespread ongoing transmission with restrictions on entry to the United States" and/or subject to a Level 3 travel health global pandemic notice.

This certification does not constitute a legally binding contract.

ALL INDIVIDUAL(S) INTENDING TO ACCESS THE PROPERTY MUST SIGN AND PRINT YOUR NAME TO INDICATE YOUR CERTIFICATION OF ALL OF THE ABOVE:

Signature	Printed Name
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4.7.2020

Owned and Operated by a Subsidiary of Realty Brokerage Group LLC

CORONAVIRUS/COVID-19 ADDENDUM

Document
March 2020



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. This is an addendum to the Contract dated _____ between the following parties:
MO/DA/YR
2. Seller: _____
3. Buyer: _____
4. Premises: _____

5. The current world-wide Coronavirus / COVID-19 pandemic has impacted real estate transactions in many unique ways, including, but not limited to, travel restrictions, self-imposed and governmentally required quarantines and closures of both governmental and private offices required to fund, close and record real estate transactions. Because of the unprecedented nature of this pandemic, Buyer and Seller are hereby advised to seek appropriate counsel from insurance, legal, tax, and accounting professionals to better understand their rights and obligations.

10. BUYER'S INITIALS REQUIRED: _____

BUYER BUYER

11. SELLER'S INITIALS REQUIRED: _____

SELLER SELLER

12. A variety of issues outside the control of Buyer and Seller may impact this real estate transaction and affect the parties' contractual performance. As a result, the following additional terms and conditions are hereby included as part of the Contract between Buyer and Seller for the above referenced Premises.

15. Only those items checked are hereby included as part of the Contract. All other terms and conditions of the Contract remain unchanged.

17. The date for Close of Escrow is hereby postponed and extended to _____
MONTH DAY YEAR

18. Notwithstanding any other provisions of this Contract, Buyer and Seller acknowledge the possibility that Buyer, Buyer's lender, Seller, Escrow Company or appropriate county recorder's office may become the subject of a voluntary or mandatory COVID-19 virus quarantine or closure prior to or at the time of Close of Escrow. Should such an event occur that results in a party's inability to perform on the Close of Escrow date, Buyer and Seller agree that the closing may be automatically extended by either party via written notice for a period of up to ten (10) days after such quarantine is over or closure order is lifted, unless the parties otherwise mutually agree in writing to further extend Close of Escrow.

24. Notwithstanding any other provisions of this Contract, Buyer and Seller acknowledge the possibility that Buyer, Buyer's lender, Seller, Escrow Company or appropriate county recorder's office may become the subject of a voluntary or mandatory COVID-19 virus quarantine or closure prior to or at the time of Close of Escrow. Should such an event occur that results in a party's inability to perform on the Close of Escrow date, Buyer and Seller agree that the closing may be automatically extended by either party via written notice for a period of up to ten (10) days after such quarantine is over or closure order is lifted. This delay shall not exceed thirty (30) days in total unless the parties otherwise mutually agree in writing to further extend Close of Escrow. Upon the expiration of any automatic or agreed extension, either party may terminate this Agreement in writing without any further liability to the other party, and the Earnest Money shall be released to Buyer.

32. Buyer and Seller agree to mutually cancel the Contract and the Earnest Money shall be released to Buyer.

SELLER SELLER

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BUYER BUYER

cc only
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