



NEW JERSEY REALTORS®  
SELLERS' AND BUYERS' HOLD HARMLESS AND  
RELEASE REGARDING COVID-19

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This Hold Harmless and Release Regarding COVID-19 is entered on this \_\_\_\_ day of \_\_\_\_\_, 2020.

1. Seller is the owner of property located at \_\_\_\_\_ ("Property"), which Seller has listed for sale with Broker and desires to continue to market for sale and have Broker show or allow the prospective buyer ("Buyer") and/or its agent into the Property.
2. Buyer and/or its agent have indicated a desire to visit the Property for the purpose of viewing it to determine if Buyer wants to make an offer to purchase it or, if there is a sales contract between Seller and Buyer, to have the Property inspected by a licensed inspector or to do a walk through. Buyer agrees that only Buyer, its agent or inspector, and immediate family are permitted into the Property.
3. Broker recommends that Seller and Buyer instead have Buyer view the Property through a virtual tour as the safest way to proceed but Seller and Buyer have decided to have Buyer go into and view the Property in person.
4. Seller and Buyer acknowledge the existence of the COVID-19 virus, the dangers of the virus and the potential exposure to the virus that could occur as a result of Broker or Buyer or its agent, inspector or immediate family coming into the Property.
5. Seller and Buyer represent as for each of them that Seller and Buyer, each member of their respective households and immediate family and, if applicable, to the best of their knowledge, their agent or inspector, have not tested positive or shown signs of COVID-19, have not been in contact with any person in the past 14 days who has tested positive for COVID-19 or is waiting for results of a test for COVID-19, and have not within the last 14 days arrived from or been in contact with someone who has travelled abroad or from a State listed at <https://covid19.nj.gov> from which New Jersey requests people to quarantine for 14 days upon arriving in New Jersey. Buyer and Seller agree to immediately notify in writing the other party and Broker if there is any change in this representation at any time up to 14 days after Buyer and/or its agent or inspector are on the Property. If applicable, Seller and/or Buyer have identified the following person(s) as an exception to this representation and the reason(s) the person is an exception:  
Seller's exception(s), if any: \_\_\_\_\_  
Buyer's exception(s), if any: \_\_\_\_\_
6. Seller and Buyer agree that, because of their decision to have Buyer view the Property in person, each of them will hold harmless, release and indemnify the other party and the Broker and their employees, agents and representatives for any exposure to or lawsuit or other claim by anyone as a result of the COVID-19 virus causing injury, illness or other damages arising from the Property being viewed or inspected.

BUYER

Date

SELLER

Date

BUYER

Date

SELLER

Date

BUYER

Date

SELLER

Date

BUYER

Date

SELLER

Date

