



RESIDENTIAL  
COMMERCIAL  
PROPERTY MANAGEMENT

## COVID-19

**Effective Immediately, all real estate agents associated with Regal, The Property Shoppe must comply with the following guidelines. This addendum hereby supersedes any prior protocol.**

**Regal, The Property Shoppe strongly advises all other real estate agents, home inspectors, appraisers, and other third parties to comply with the SHOWING PROTOCOL listed below.**

**\*\*\*SHOWINGS WILL NOT BE PERMITTED ON ANY OF OUR SUBJECT PROPERTIES (LISTINGS) WITHOUT A PEAD ON FILE. THE PEAD MUST BE SIGNED AND EXECUTED NO SOONER THAN 48 HOURS FROM THE SCHEDULED SHOWING. IF ANY TERMS OF THE PEAD CHANGE BETWEEN THE EXECUTED PEAD AND THE SHOWING TIME, REGAL, THE PROPERTY SHOPPE MUST BE ADVISED OF THE CHANGE PRIOR TO THE SCHEDULED SHOWING. WE WILL REQUIRE A PEAD FROM ALL BUYER'S AGENTS AND PROSPECTIVE BUYERS.**

**SHOULD ANY PARTY CHOOSE NOT TO EXECUTE THE PEAD, REGAL THE PROPERTY SHOPPE WILL DO ITS BEST TO ACCOMMODATE VIRTUAL SHOWINGS.**

### FORMS AND DISCLOSURES

1. All listing agreements must be accompanied by a Listing Agreement Coronavirus Addendum or Amendment (CAR Form RLA-CAA)
2. Prior to any and all showings of any property, a Coronavirus Property Entry Advisory and Declaration (CAR Form PEAD) must be signed and on file with Regal, The Property Shoppe. A PEAD is needed from all prospective buyers and sellers/occupants from each property. A PEAD must also be on file for any third parties who enter the property prior to or during escrow that are affiliated with, referred by, or on the premise in conjunction with any real estate transaction that Regal, The Property Shoppe is associated with, this is inclusive of all buyer's agents.
3. Disclosures must include a Coronavirus Addendum or Amendment (CAR Form CVA). This disclosure must be provided with all purchase contracts written by Regal, The Property Shoppe's agents.
4. A Notice of Unforeseen Coronavirus Circumstances (CAR Form NUCC) must be on file if applicable to the transaction.

**\*\*\*A PEAD is still required on vacant properties.**

**SHOWING PROTOCOL For Regal, The Property Shoppe Agents**

1. At any and all times, it is strongly encouraged that the listing agent uses virtual technology to showcase the property to reduce the number of individuals entering the subject property.
2. If virtual technology is not feasible or after using virtual technology, a buyer still has a desire to view the property, the PEAD form must be on file from all parties prior to any showings.
3. Agents must drive separately from their clients
4. Agents must maintain social distancing (maintaining distance of no less than 6 feet from other persons)
5. Agents must sanitize lockboxes and door handles prior to and after contact
6. Agents must wear a fresh facemask or acceptable face covering
7. Agents must advise clients to wear a facemask or acceptable covering
8. Agents must avoid contact with hard surfaces when possible
9. Agents should affix and wear fresh disposable booties if possible
10. Agents should sanitize their phone and keys on a regular basis
11. Agents must advise their clients that to reduce the risk of COVID-19, only the individuals who will be party to the transaction should be present at showings. If at all possible, children should not be present.
12. Do not show if you or your clients are showing symptoms of a cold, the flu, or if any parties have a compromised immune system
13. Showings should be spaced out to allow airborne particles to settle.

\*\*\*Although these are mandated requirements for our agents, we cannot guarantee all of the above protocol was implemented. Any and all parties should take their own precautionary methods to reduce the risk of exposure.

COVID-19 rules and regulations are changing almost daily. Any new rules and regulations implemented by the Federal Government, State, County, City, California Association of Realtors, and/or Local Realtor Associations must be taken seriously. These guidelines are subject to change at any time.

Each seller/occupant has the right to implement additional protocol or to restrict showings.

Any protocol is required of all parties herein stated above, discrimination of any sort is not permitted.

Sincerely,

Regal, The Property Shoppe  
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