



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 residential 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. 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.
4. 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. 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.
5. Seller and Buyer agree that each of them will hold harmless, release and indemnify the Broker and the other party 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
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BUYER Date SELLER Date

