

## COVID-19 Residential Property Showing Guide

According to the Centers for Disease Control (CDC) as well as federal and state surgeon generals, you must protect yourself, your clients and customers from exposure to or contraction of the coronavirus, COVID-19. Here are some of the ways REALTORS® can reduce risk as executive and emergency stay-at-home orders relax or expire.

### Follow all CDC guidelines

- Practice social distancing. Stay 6 feet away from others. Avoid physical contacts such as hugs, handshakes, large gatherings and proximity.
- Wash your hands. Frequent handwashing with soap and water for at least 20 seconds is a well-recognized preventative measure.
- Cover your mouth and nose in public. Cover your mouth and nose with a mask when around others and in public. Avoid touching eyes, nose and mouth.
- Cover coughs and sneezes. Cover your mouth and nose with a tissue when you cough or sneeze or use the inside of your elbow. Throw used tissues in the trash.
- Disinfect surfaces with the appropriate cleaning solutions. Frequently touched surfaces should be cleaned and disinfected daily. This includes tables, doorknobs, light switches, countertops, handles, desks, keyboards, toilets, faucets and sinks. Most common EPA-registered household disinfectants, diluted household bleach solutions and alcohol solutions will work.

### General Recommendations

- Do **NOT** canvas neighborhoods in person (knock on doors, deliver door hangers, etc.)
- Whenever possible, **CONDUCT ALL SHOWINGS AND ANY OPEN HOUSES VIRTUALLY**. This is the best social distancing technique. See the technology tips at [www.wra.org/Coronavirus/](http://www.wra.org/Coronavirus/).
- Do **NOT** show property if you do not feel well.
- Do **NOT** show property to someone who does not feel well.

### Live Showings

If it is necessary to show a property in person, plan ahead with the owner and the visiting buyer.

- **Consider using the Wisconsin REALTORS® Association's COVID-19: Showings & Inspections Safety Commitment Form (CVSI)**. The form can be found at [www.wra.org/Coronavirus/WRA-CVSI/](http://www.wra.org/Coronavirus/WRA-CVSI/).
- **Prepare the Owner and Property**
  - Encourage everyone entering or present at the property to wear face masks, disposable gloves and booties whenever possible.
  - Provide hand sanitizer at the door if available.
  - Ask the owner to wipe down all commonly touched surfaces before a buyer is granted access.
  - Ask the owner to turn on all lights, open the doors, open a few representative cabinets, cupboards and closets to eliminate the need for others to touch these things.

- Remind the owner to remove their pets from the premises or have them in a safe place (crate, pet carrier) to allow for social distancing.
- Discuss with the owner the plan for proper cleaning. Consider whether a professional cleaning service should be used.
- **Prepare Visiting Buyers**
  - Encourage all visiting buyers in advance to bring and wear gloves and face coverings, to avoid touching or adjusting their mask, and to take all face coverings and gloves with them when they leave the property for proper disposal off-site.
  - Ask the buyer to refrain from touching items unless necessary.
  - Encourage that showings be limited to one person if possible, and to one buyer at a time to minimize contact, and schedule showings to allow time for needed cleaning of any touched surfaces between showings.
  - Ask the buyer to limit the number of people viewing the property to only those necessary.
  - Ask the buyer to be efficient in minimizing the time physically at the property.

**RISK CANNOT BE COMPLETELY ELIMINATED**, but these are measures you can use to prioritize safety. Please be sure to refer to state and local orders that govern conduct and may vary based on conditions in your specific area.