



Kentucky REALTORS® COVID Guidelines

PROPERTY LISTINGS

REALTORS® should advise sellers at the outset to use 3-D software to conduct tours and the majority of the property's showings during the Pandemic.

Sellers may wish to open doors and turn on lights before an agent and prospective buyer arrives. The Protocol for Property Showings should be followed thereafter.

OPEN HOUSE GUIDANCE DURING COVID-19

Open Houses are permitted at the present time. However, there are many alternative marketing opportunities and strategies available that will not bring together groups of people into close proximity of each other and should be used if at all possible. REALTORS® can bring great value to their clients by using three-dimensional interactive property scans (e.g. Matterport, Cupix, EyeSpy360 and more) to host virtual tours. The agent may also conduct a "live" tour for prospective buyers where he or she walks alone through the property using Skype or Facebook and uses virtual staging to showcase a property. **PLEASE NOTE:** You must have the seller's permission to do a live video or Skype or to take interior photos and send them to a potential buyer.

PROPERTY SHOWINGS PROTOCOL

REALTORS® are to use extreme care when doing an "in-person" showing of property to prospective buyers so as to not be exposed to or unwittingly carry the Coronavirus into the property either through their own contact or that of the prospective buyer.

REALTORS® must set ground rules at the beginning of a showing and be in complete control throughout the process. These rules must be applied and enforced consistently to all in order to comply with Fair Housing Guidelines.

Gov. Andy Beshear issued an executive order Thursday, April 2, 2020, expanding the state's travel restrictions in the face of the coronavirus crisis, adding a requirement that people entering Kentucky from out of state must self-quarantine for 14 days. To comply with this order, KYR's position is that no REALTOR® member shall knowingly show property to anyone entering Kentucky from another

state unless they have been self-quarantined for 14 days or more and are showing no symptoms of the COVID-19 virus.

REALTORS® should come to a showing equipped with items to protect themselves, the buyer, and the homeowner from exposure or the transmittal of disease. It is recommended that REALTORS® develop “showing kits” that are equipped with items used to protect everyone from the spread of the disease. These kits should contain hand and foot protections such as disposable gloves and shoe covers, disinfectant, and hand sanitizer.

REALTORS® should ask potential buyers if they feel sick or if they have recently been sick. If they answer in the affirmative, the showing should not take place. Both REALTOR® and buyer should use hand sanitizer before entering the property. It is recommended that disposable gloves be used by all agents and **ONLY** that agent is permitted to touch all doors, light switches and other surfaces inside the property. Prospective buyers are asked NOT to touch any surface inside the property. All surfaces touched by the REALTOR® or buyer should be cleaned with a sanitizing wipe upon exiting the property (including lockboxes and keys which should be wiped before and after use) and hand sanitizers should be used again.

REALTORS® shall practice and enforce social/physical distancing when showing property.

It is recommended that only decision-makers attend showings and it is advised that young children and the elderly should not be permitted at showings.

It is advised that the REALTOR® and client use separate cars.

PROPERTY CLOSINGS

When possible, REALTORS® should separate buyers and sellers into separate rooms as to adhere to social/physical distancing procedures.

Only those necessary and essential to the closing should come to the closing.

Ensure that hand sanitizers are used by all and surfaces are wiped down before and after use.