



OCHAR Covid-19 Guidelines for REALTORS

As REALTORS, we are strongly connected to our community and do not wish to cause harm or sacrifice anyone's safety.

Many Realtors have requested clarification of the guidelines for conducting real estate business during the Shelter-in-Place ordinance.

The OCHAR Board of Directors is offering the following: ***We strongly encourage that you follow our guidelines to avoid all public contact and/or client contact during this time.***

While the question still remains as to whether we are an essential business in certain areas of the Triangle, as independent contractors we must still make our own decisions to conduct business or to shelter in place.

The following is a document to provide a statement of our opinion:

We, as Triangle Real Estate firms, are committed to protecting our communities from the severity of the rapidly spreading coronavirus.

We want to continue working, and we want to be safe. We are committed to moving our real estate practice to a VIRTUAL environment that involves ZERO physical contact with buyers or sellers. We are committed to protecting our clients, attorneys, inspectors, photographers, appraisers, and the community at large by STAYING HOME. We realize that counties throughout the Triangle vary in the strictness of their rules regarding showings in particular, but we are committed to uniting around these guidelines in an effort to keep all our neighborhoods safe and healthy.

We commit to AVOID the following activities:

No residential open houses (including new construction model homes) No showings on actively occupied homes (virtual tours provided by seller okay) No in-person showings on vacant homes - only virtual/FaceTime tours with agent We commit to AVOID the following activities:

We commit to handle transactions currently under contract in the following manner:

Inspections and vendor visits are allowed, but no buyer or agent will be in attendance If staying at property or providing access is necessary, use social distance measures that include staying outside house/in car (no two people in home at the same time) Agent and buyer can tour property separately for final walkthrough (each party will drive separately and wait for the other outside). Agents will not attend closings (can attend virtually)

We commit to following these safety precautions when giving virtual tours of vacant homes and/or opening houses for vendors, final walkthroughs, etc:

All parties should handle doors, cabinets, etc with wipes/towel or gloves. No two parties should be in the house at the same time. All parties should maintain a 6-foot distance, even outside of homes.

Some buyers and sellers will want/need to proceed with a purchase or sale in a strict virtual environment. We will do our best to ensure the following:

Buyer/tenant must be pre-approved for a purchase/rental. Buyer/tenant should complete a drive-by of property and confirm satisfaction with location. Buyer/tenant must review all available photos, floor plans, video tours and/or 3D tours provided by listing agent. Sellers should confirm that their situation requires them to market their property immediately, rather than wait for more ideal showing circumstances. Sellers should confirm they have completed the work recommended by their agent to ensure the house is ready for the market.