



NEW JERSEY REALTORS®
LANDLORDS' AND TENANTS' HOLD HARMLESS AND
RELEASE REGARDING COVID-19

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This Hold Harmless and Release Regarding COVID-19 is entered on this _____.

- 1. Landlord is the owner of property at _____ ("Property"), which Landlord has listed for rent with Broker and desires to continue to market for rent and have Broker show or allow the prospective tenant ("Tenant") and/or its agent into the Property.
2. Tenant and/or its agent have indicated a desire to visit the Property for the purpose of viewing it to determine if Tenant wants to rent it. Tenant agrees that only Tenant and its agent and immediate family are permitted into the Property.
3. Broker recommends that Landlord and Tenant instead have Tenant view the Property through a virtual tour as the safest way to proceed but Landlord and Tenant have decided to have Tenant go into and view the Property in person.
4. Landlord and Tenant 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 Tenant or its agent, or immediate family coming into the Property.
5. Landlord and Tenant represent as for each of them that each member of their respective households and immediate family and, if applicable, to the best of their knowledge, their agent and the current tenant(s) on the Property, 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 or from a State listed at https://covid19.nj.gov from which New Jersey requests people to quarantine for 14 days upon arriving in New Jersey. Landlord and Tenant 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 Tenant and/or its agent are on the Property.
If applicable, Landlord and/or Tenant have identified the following person(s) as an exception to this representation and the reason(s) the person is an exception:
Landlord's exception(s), if any: _____
Tenant's exception(s), if any: _____
6. Landlord and Tenant agree that, because of their decision to have Tenant view the Property in person, each of them will hold harmless, release and indemnify the other party and the Broker 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.

Table with 4 columns: LANDLORD, Date, TENANT, Date. It contains four rows of signature lines for both parties.

