

TENANT COVID-19 DISCLOSURE FORM



ON MARCH 11, 2020, THE WORLD HEALTH ORGANIZATION DECLARED THE OUTBREAK OF THE COVID-19 VIRUS A GLOBAL PANDEMIC. ON MARCH 17, 2020, THE GOVERNMENT OF ALBERTA DECLARED A PUBLIC HEALTH EMERGENCY REGARDING THE COVID-19 OUTBREAK.

IN THIS TIME OF THE PANDEMIC, WE ALL NEED TO DO OUR PART IN REDUCING THE SPREAD OF COVID-19. WHEN SOMEONE IS IN SEARCH OF A NEW HOME, THEY ARE FREQUENTING MANY DIFFERENT HOUSES AND IT IS IMPORTANT THE LISTING AGENT UNDERSTANDS SOME THINGS ABOUT YOU IN ORDER TO PROPERLY REPRESENT THE SELLER AND SERVE YOU DURING THIS UNPRECEDENTED TIME.

- **THE BROKERAGE ENCOURAGES STRICT COMPLIANCE WITH THE RECOMMENDATIONS PROVIDED BY BOTH THE ALBERTA GOVERNMENT AND THE GOVERNMENT OF CANADA REGARDING THE SPREAD OF COVID-19.**
- **THE BROKERAGE MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE RISK OF POTENTIAL EXPOSURE TO, OR SPREAD OF, COVID-19 ASSOCIATED WITH ANY REAL ESTATE SHOWING.**
- **TENANTS MUST UNDERSTAND THAT THEY HAVE AN OBLIGATION TO COOPERATE WITH THEIR LANDLORD AND THE LANDLORD'S AGENT(S) TO ALLOW REASONABLE ENTRY PER THE RESIDENTIAL TENANCIES ACT TO THE PROPERTY FOR PURPOSES INTENDED TO OFFER THE HOME FOR SALE.**
- **TENANT UNDERSTANDS THE BROKERAGE IS OBLIGATED TO PROTECT ANY PERSONAL INFORMATION THEY COLLECT FROM THE TENANT(S) UNDER ALL APPROPRIATE FEDERAL AND/OR PROVINCIAL PRIVACY LEGISLATION.**

Tenant's Name(s):

Seller's Representative:

Representative's Brokerage:

Address being sold:

OCCUPANT(S) POTENTIAL EXPOSURE TO COVID-19

YES NO

- | | | |
|---|--------------------------|--------------------------|
| 1. Has anyone living in the house travelled internationally within the past 2 weeks? | <input type="checkbox"/> | <input type="checkbox"/> |
| 1. Did they get tested at the border upon arriving in Alberta for COVID-19? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Have they been cleared by AHS? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Has anyone living in the house, been in contact with anyone in the past 2 weeks that has tested positive for COVID-19? | <input type="checkbox"/> | <input type="checkbox"/> |
| a. If yes, is that exposure due to employment relating to the health care profession? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Please provide any additional information regarding exposure: | | |
| | | |
| | | |

OCCUPANT(S) POTENTIAL EXPOSURE TO COVID-19

YES NO

- 3. Does anyone living in the house currently, have any symptoms of COVID-19?
Including but not limited to a fever, dry cough, flu like symptoms, or shortness of breath or loss of sense of smell or taste?
 - a. If yes, please have a discussion with the REALTOR®

- 4. Are you, or anyone living in the house, self-isolating or in quarantine because of COVID-19 symptoms?

- 5. Has anyone living in the house tested positive for COVID-19 in the past 2 weeks?
 - a. If yes, when?
 - b. When were you determined safe by Alberta Health Services?
.....

- 6. Is anyone living in the house awaiting test results for COVID-19?

If you have answered yes to any of questions 1, 2, 4, 5 and/or 6, showings cannot be facilitated until the following criteria are met:

- a. 14 days have passed since the arrival home of the person who travelled internationally, and/or when you were in contact with someone who tested positive for COVID-19 (health care professionals excluded);
- b. Anyone living in the house, has been determined safe by Alberta Health Services, and/or you, or anyone in the house, are no longer self-isolating or in quarantine as a result of COVID-19 symptoms.

If you have answered yes to question 3, please have a discussion with the REALTOR® about obtaining medical advice with regards to your symptoms as soon as possible. It is important to know if further precautionary steps need to be taken.

TENANT'S INSTRUCTIONS RE: DISCLOSURE

Buyer's may request their agents obtain this information and there are various options you can choose regarding the disclosure of this information.

- I/ We instruct the REALTOR® to disclose this information to the seller/buyer.
- I/ We instruct the REALTOR® to disclose this information only when it is requested.
- I/ We instruct the REALTOR® not to disclose this information when requested. I acknowledge the legal obligation of the REALTOR® to be truthful, therefore, the REALTOR® will respond to inquiries regarding the above information with "The Party has instructed me not to answer that question".

If you have answered NO to all of the above 6 questions it is important for the Landlord's REALTOR® to understand any concerns you may still have in permitting a showing of the property.

	YES	NO
1. Do you want the REALTOR ® to ask buyers the following:		
a. Has anyone viewing the property travelled internationally within the past 2 weeks?	<input type="checkbox"/>	<input type="checkbox"/>
i. Did they get tested at the border, upon arriving in Alberta for COVID-19?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Have they been cleared by AHS?	<input type="checkbox"/>	<input type="checkbox"/>
b. Has anyone viewing the property been in contact with anyone in the past 2 weeks that has tested positive for COVID-19?	<input type="checkbox"/>	<input type="checkbox"/>
i. If yes, is that exposure due to employment relating to the health care profession?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Please provide any additional information regarding exposure:		
c. Does anyone viewing the property have any symptoms of COVID-19? Including but not limited to a fever, dry cough, flu like symptoms, or shortness of breath or loss of sense of smell or taste?	<input type="checkbox"/>	<input type="checkbox"/>
d. Is anyone viewing the property, self-isolating or in quarantine as a result of COVID-19 symptoms?	<input type="checkbox"/>	<input type="checkbox"/>
e. Has anyone viewing the property tested positive for COVID-19 in the past 2 weeks?	<input type="checkbox"/>	<input type="checkbox"/>
i. If yes, when?		
ii. When were they cleared safe by Alberta Health Services?		
f. Is anyone viewing the property awaiting test results for COVID-19?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there anything additional you would like done or confirmed that would make you feel more comfortable with showings taking place in the property?		

TENANT COVID-19
DISCLOSURE FORM *Continued*



I/We, _____, acknowledge all statements are truthful, to the best of our knowledge as of today's date _____.

Given this extraordinary time period, if any of the first 6 questions asked regarding potential exposure to COVID-19 changes, I will notify the REALTOR® and/or my landlord immediately.

(initials)

Signed and dated at _____, this _____ day of _____, 20_____.

Tenant

Witness

Tenant

Witness

Landlord**

Witness

**If the Landlord is signing on behalf of the tenant please advise the reason why: _____

LANDLORD ACKNOWLEDGMENT

If the property currently has a tenant in it, I/We, _____, acknowledge we have confirmed the above questions with our tenant on this date _____.