CALIFORNIA ASSOCIATION OF REALTORS®

PROPERTY VISIT AND OPEN HOUSE ADVISORY

(C.A.R. Form PVOH, 6/20)

RISKS OF VISITING AND VIEWING PROPERTIES

1. **RECORDING DEVICES:** Audio or video recording devices or both may be present on any property that is being visited or viewed and such devices may be located BOTH INSIDE AND OUTSIDE of the main dwelling and any outbuilding or accessory unit or structure on the property. There may or may not be any notices of the presence of such devices posted on the property. Seller may or may not be aware of all features on such devices. Such devices may be capable of recording visitor's conduct, conversations, and utterances, and more. Accordingly, Seller may be able to determine visitor's impressions of the property and its condition, negotiation strategy, and the content of any discussions visitor has with visitor's broker or others regarding the price, terms and conditions of an offer to be made and visitor's ability and willingness to agree to something else. Visitor is advised to be alert for the presence of such devices and to take the possibility of the presence of such devices into account during their viewing of the open house.

2. **VISITOR SAFETY:** Visitor is advised to be aware and watchful of conditions on any property. Visitor is most likely to be unfamiliar with the property's terrain, layout, elevation changes, stairway or step structure, handrails, or lack thereof, and other features. Visitor may be requested to remove shoes or to put on protective foot coverings ("booties") before entering the Property. If so, visitor, needs to exercise additional caution both putting on foot coverings or removing shoes, as well as walking around in socks or foot coverings because they **may not have adequate traction** on smooth surfaces which could result in slips and falls.

3. **ANIMALS OR PETS:** Visitor is advised to use caution around animals or pets because they may be a source of allergies or exhibit dangerous or unpredictable behavior despite appearances to the contrary.

4. **ACCOMPANYING MINORS:** Visitor is advised to watch any accompanying minors. Visitor is responsible for their care, safety, and conduct in the Property.

5. **RISK OF INJURY:** Upon entering any property visitor acknowledges the risk of injury resulting from unfamiliarity with the property. Visitor is advised to exercise caution. Visitor agrees to ASSUME THE RISK of entering the property.

By signing below, Visitor acknowledges that Visitor has read, understands, and received a copy of this Advisory.

VISITOR _____ _____ Date _____
(print name) (signature)

VISITOR _____ _____ Date _____
(print name) (signature)

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EQUAL HOUSING OPPORTUNITY

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