



Inspection Waiver In Regards to Coronavirus & COVID-19

RE/MAX Champions ("Broker") and it's associate: _____ ("Agent") have been unable to conduct a visual inspection of the property to complete C.A.R. forms: AVID & VP on the property located at: _____ as required by law because of access denial due to the Coronavirus/COVID-19 pandemic.

Governor Newsom's Order N 28 20 has placed significant restrictions on businesses including stay in place orders. Broker and Agent, in order to comply with the Order, are unable to provide either an Agent Visual Inspection Disclosure (AVID) or a Verification of Property Inspection (VP). Broker and Agent have advised buyer and seller of the importance of the visual inspection which could reveal significant defects at the property.

Both Buyer and seller want to close escrow without an AVID and without a VP against Broker's and Agent's advice. Buyer and seller have been advised by Broker and Agent that there is substantial risk in closing without the AVID and VP, and have been advised to consult with their own experts and attorneys to determine the full extent of the risks that each is assuming.

Buyer and seller agree to hold RE/MAX Champions, its broker, Agents, Employees, Owners, Affiliates, Successors and Assigns harmless from and against any and all claims, demands, or losses that relate in any way to defects discovered after the close of escrow regarding the condition of the property.

Buyer and seller acknowledge that they have relied upon their own investigation and due diligence, and not upon any advise or recommendation by the Broker or Agent, in deciding to close escrow without inspections to complete and provide an AVID and VP.

_____ Buyer Signature	_____ Buyer Signature	_____ Date	
_____ Seller Signature	_____ Seller Signature	_____ Date	
_____ Selling Agent	_____ Date	_____ Listing Agent	_____ Date