**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ APARTMENTS**

**COVID-19 AMENITY DISCLSOURE AND LIMITATION OF LIABILITY**

This document governs the reopening of certain amenities (“Amenities”) that were temporarily closed due to the Covid-19 Virus (“Covid-19”). These Amenities include:

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**1.**  Covid-19 is a widespread virus that may be present in or around the apartment community.

**2.** **Tenant has a duty to exercise due care at all times for his or her own safety.**  **Tenant agrees to follow all rules and posted signage related to the use of the Amenities. In the event that Tenant has Covid-19 or displays symptoms associated with Covid-19, Tenant will refrain from using the Amenities at the Property, they will quarantine, and they will seek appropriate medical care to prevent the spread of the virus.**

**3.** Landlord has not made any representations that Tenant will be free from Covid-19 while they are using the Amenities located at the Property.

**4.**  **The use of all Amenities is limited to Tenants only.** Until otherwise notified by Landlord, visitors and guests are prohibited from using the Amenities.

**5. Tenant assumes the risk when using Amenities of the Property.**

**6.**  Other Tenants at the Property could or may fail to follow basic acceptable standards of safety and medical hygiene that could spread Covid-19.

**7. Landlord will not be liable to Tenant for damage or injury sustained due to the improper acts of others who fail to follow local, state, and federal guidelines and/or who use the Amenities while contagious with Covid-19.**

**8. Tenant expressly waives and releases Landlord from any liability arising from Covid-19, including: (a) claims related to the failure to prevent the presence of Covid-19 at the Property and (b) claims related to exposure to Covid-19 due to Tenant’s use of the Amenities.**

**9.** Landlord and Tenant, as used throughout the document, are the same as the persons/entities set forth in the Lease and any amendments thereto.

**SIGNATURES ON NEXT PAGE**

**I am over the age of 18 and have read and understand the provisions of this document.**

**Tenants (Print):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Signatures:**

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**Tenant Date**

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**Tenant Date**

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**Tenant Date**

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**Tenant Date**