

1. SIGHT UNSEEN ADDENDUM

1.1 ACKNOWLEDGEMENT OF SIGHT-UNSEEN RENTAL

I, <<Tenants (Financially Responsible)>>, understand that I am renting the property located at <<Property Address>> sight unseen. I understand that I am entering into a legally binding lease for the full term stated in the lease. I have the right to view the property before signing and I am voluntarily waiving that right for my own convenience. <<Company Name>> has advised me that it is strongly recommended that I (or a trusted friend or hired agent) view the property and location before signing a lease or paying any deposit.

1.2 NO RELIANCE ON COMPANY ADVISE, LOCATION OR CONDITION

I am not relying on any advice from <<Company Name>> or its representatives regarding the condition, location, size, safety, or any other quality of the property. Under the Fair Housing Act, real estate professionals are prohibited from advising on the demographics of a neighborhood. Location and perceived safety are highly subjective. It is solely my responsibility to perform my own due diligence (including research, driving by the property, and contacting local authorities if desired) **before** signing the lease or paying any deposit. Dislike of the location or neighborhood is **not** an acceptable reason to terminate the lease. Any early termination will be handled solely under the liquidated damages provisions of the lease.

1.3 MEASUREMENTS AND PHOTOS ARE ESTIMATES ONLY

I understand that any measurements of rooms, yard, home, or property provided by <<Company Name>> are estimates only. The responsibility to verify accuracy rests with me or my agent. I also understand that photographs and virtual materials may not fully or accurately portray the current condition, color, style, size, layout, functionality, or other features of the home. I am strongly encouraged to view the property in person before signing a lease or paying a holding deposit.

1.4 COSMETIC CONDITION ACCEPTED AS-IS

Tenant understands that the property is being rented in its present cosmetic condition. Items such as worn carpet, faded or dated paint, older cabinets, scuffed flooring, and similar aesthetic or age-related conditions are not considered defects. Landlord has priced the rent according to the property's age and current condition and is under no obligation to perform cosmetic updates or improvements. These conditions would have been apparent on a personal walk-through and are accepted by Tenant as-is.

1.5 POST POSSESSION REPAIR REQUESTS

I understand that certain needed repairs may not be known to the landlord until I take possession. Because I am renting sight unseen, repairs beyond those already noted by the landlord cannot be completed until I move in and submit a list. I will have forty-eight (48) hours from the time I take possession to submit a reasonable written list of needed repairs. Cosmetic repairs will be reviewed but are not required to be completed. I will be patient with contractor scheduling for any approved repairs.

1.6 EARLY TERMINATION & LIQUIDATED DAMAGES

I understand that leases are legally binding for the protection of both the owner and the tenant. This lease contains a liquidated damages provision that applies if I refuse the unit for any reason or terminate the lease early (including before taking possession). Under that provision I will forfeit the security deposit and pay an additional two (2) months' rent if I choose not to honor the full term of the lease for any reason at any time.

X

Date Signed