



REMOTE VIEWING & SIGHT-UNSEEN DISCLOSURE & HOLD HARMLESS

Buyer: _____

Property: _____

Remote Property Viewing: When Buyer waives or foregoes an in-person viewing of the inside and/or outside of the Property, or the area(s) surrounding the Property, and instead views the Property remotely by

- a) video or photos provided by the seller, an occupant, a real estate brokerage, or any other source; or
- b) through some other method (electronic or otherwise) of viewing or imaging the Property,

all without Buyer physically visiting the Property and touring the inside and/or outside of the Property or the area(s) surrounding the Property.

Sight Unseen: When Buyer waives or foregoes viewing of the inside and/or outside of the Property, or the area(s) surrounding the Property, in any manner—whether in-person or through Remote Property Viewing.

By signing below, Buyer **ACKNOWLEDGES THE RISKS** inherent in purchasing real estate by Remote Property Viewing or Sight Unseen, and further understands, acknowledges, and agrees to all of the following:

1. Videos, photos, FaceTime, Skype, Zoom, and any other method (electronic or otherwise) used in Remote Property Viewing **MAY NOT** accurately convey details of the Property that may be important to Buyer. This includes, but is not limited to, details regarding
 - a. the condition of the Property;
 - b. the scale of rooms;
 - c. the context of the neighborhood and surrounding areas; and
 - d. sounds and smells present in the Property or surrounding areas.

Buyer Initials _____

2. Videos, photos, FaceTime, Skype, Zoom, and any other method (electronic or otherwise) used in Remote Property Viewing **MAY NOT** cover 100% of the Property, improvements, or yard, and will not show adjacent properties or the area(s) that may surround the Property and/or adjacent properties. If Buyer viewed the Property in person, it is more likely that he/she would detect defects, adverse conditions, and other characteristics of the Property and environs, if any exist, that could influence Buyer's decision to buy the Property or the terms upon which Buyer would buy the Property.
3. If requested in writing, photos or videos of the Property will be obtained and sent to Buyer (subject to any applicable agreement(s) for reimbursement of expenses related to photography and videography). However, INI Realty, Inc., **MAKES NO REPRESENTATIONS** that any video, photo, or any other representation of the Property, regardless of source, provided by INI Realty, Inc.—or otherwise obtained by Buyer through any other source—provides a complete or accurate representation of the Property in its entirety. Buyer is **STRONGLY ENCOURAGED** to conduct an in-person viewing of the inside and outside of the Property and surrounding areas if at all possible.
4. By making an offer to purchase based on Remote Property Viewing or Sight Unseen, Buyer shall **HOLD HARMLESS** INI Realty, Inc.—as well as its brokers, agents, employees, independent contractors, and assigns—against **ANY** claim, cause of action, complaint, administrative action, mediation, and/or arbitration against it, whether in law or equity, for damages, attorney's fees, court costs, or any other relief based on Buyer's decision to make the offer or otherwise purchase the Property based on Remote Property Viewing or Sight Unseen, including, but not limited to, a claim that Buyer would not have bought the Property, or would have done so under different terms, had he/she viewed the Property in person.

Date

Buyer

Date

Buyer

The rest of this page is intentionally left blank.