



**Sight Unseen Addendum for Rentals**  
**Hawai'i Association of REALTORS® Standard Form**  
**Revised 4/23 For Release 11/23**



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Rental Agreement Dated: \_\_\_\_\_.

Property Reference or Address: \_\_\_\_\_

The undersigned acknowledge they have read, understand, and agree to the terms and conditions of this addendum and have not relied upon advice from Licensees or Brokerage Firms involved in this transaction.

**Sight Unseen** means the Tenant was not physically present at the Property before applying for or agreeing to rent the Property.

TENANT ACKNOWLEDGES THE RISKS inherent in renting the Property Sight Unseen as defined above.

- 1) Photographs, videos, digital representations, and livestreams in any format do not accurately convey details of the Property that may be important to the Tenant, including but not limited to details regarding the condition of the Property, the scale of the rooms, interior and exterior improvements, sounds and smells that may be present in the Property and surrounding areas that could be detected by being physically present.
- 2) Tenant is more likely to detect defects, adverse conditions, and other characteristics of the Property and environs that could influence their decision to rent if they were physically present on the Property.

Owner, Landlord, Brokerage Firms, and their representatives recommend that Tenant or someone that Tenant designates, other than their Brokerage Firm, physically visit the Property to personally determine the condition and suitability for the Tenant's intended use.

**Owner, Landlord, Brokerage Firms, and their representatives strongly recommend that the parties seek legal counsel before signing this Sight Unseen Addendum for Rentals.**

By signing below, Tenant hereby holds Owner, Landlord, Brokerage Firms and their representatives harmless from any and all claims arising from or related to renting the Property Sight Unseen.

**TENANTS(S) SIGNATURES:**

Date	Signature	Name (print or type)
Date	Signature	Name (print or type)
Date	Signature	Name (print or type)
Date	Signature	Name (print or type)

**LANDLORD(S) SIGNATURES:**

Date	Signature	<b>Robert M. Jilek, R(B) 21632</b> Name (print or type)
Date	Signature	Name (print or type)
Date	Signature	Name (print or type)

**NOTE: THERE IS NO WARRANTY ON PLAIN LANGUAGE.** An effort has been made to put this agreement into plain language, but there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES. This means that the Hawai'i Association of REALTORS® is not liable to any Landlord, or other person who uses this form for any damages or penalty because of any violation of Chapter 487A. People are cautioned to consult with their own attorneys about Chapter 487A (and other laws that may apply).

