

“SIGHT UNSEEN” ADDENDUM

Tenant: _____

Landlord: _____

Premises: _____

This Addendum is attached to and made a part of the Residential Rental Contract (“Contract”) between Landlord and Tenant for the Premises.

Tenant desires to lease the Premises without conducting an onsite, visual inspection. Tenant acknowledges and understands that Landlord has relied upon Tenant agreeing to sign this Addendum as a condition of Landlord agreeing to enter into the Contract with Tenant.

Tenant acknowledges and understands the following:

- Images of the Premises, whether seen electronically, in print, or other media, will not necessarily depict all physical aspects of the Premises as accurately as an onsite inspection conducted by Tenant, including the features, condition, location, and size of the Premises.
- It is recommended that Tenant conduct an onsite, visual preview of the Premises prior to leasing it.
- Tenant accepts responsibility for determining that the size, location, and condition of the Premises are acceptable to Tenant prior to leasing the Premises “sight unseen.”
- In choosing to lease the Premises “sight unseen,” Tenant is relying on Tenant's own judgment and not that of the Landlord or Landlord's agent.
- Tenant is bound by all terms of the Contract, including but not limited to the obligation to timely pay the agreed-upon Rent and Security Deposit, even though Tenant has not conducted an onsite, visual inspection of the Premises.
- Tenant will be responsible for any damages Landlord incurs if Tenant decides not to take possession of the Premises, including the use of the Security Deposit for any purpose permitted under the Tenant Security Deposit Act, including but not limited to, rent and re-renting costs.

TENANT:

LANDLORD:

_____(SEAL)

_____(SEAL)

Date: _____

_____(SEAL)

_____(SEAL)

By: _____, AGENT

Date: _____

_____(SEAL)

_____(SEAL)

Date: _____(SEAL)

Date: _____

_____(SEAL)

Date: _____

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North Carolina Association of REALTORS®, Inc.



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