"Sight Unseen" Disclosure/Hold Harmless Agreement

COLDWELL BANKER REALTY

Buyer or Tenant: _____
(Print Name)

Buyer or Tenant: _____
(Print Name)

Property Address: _____ **("Property")**

The undersigned (individually and collectively referred to as "You") have elected to make an offer to purchase or lease the Property without having personally visited the Property. You acknowledge and agree that (a) Coldwell Banker Realty and its representatives (collectively "Broker") have recommended that You (or someone other than Broker that you designate) visit the Property to personally determine its condition and suitability for your intended purposes prior to making an offer, (b) any information that Broker has provided to You regarding the Property is based on unverified sources including, but not limited to, the owner's representations, MLS information, and/or public records ("Property Information"), (c) although Broker may have viewed the Property, Broker has not verified the accuracy or completeness of the Property Information and You have not and will not rely on Broker to do so, (d) Broker has not inspected the Property or conducted any due diligence on Your behalf, and (e) Broker has advised You to retain appropriate professionals to verify the accuracy of the Property Information and to evaluate any other matters regarding the Property that are important to You. You further acknowledge and agree that various forms of media for viewing a property (e.g., 3-D photographs, FaceTime, video tours and virtual reality) are not a substitute for personally viewing the Property as they may not depict all aspects of the Property or accurately and completely depict that which is shown.

By signing below, You hereby hold Broker harmless from all claims (including, but not limited to, claims of negligence) and damages of any kind in any way relating to or arising out of any of the matters set forth herein. You agree that if anyone other than You will occupy or acquire any interest in the Property with You, You will obtain their signatures on this Agreement and, if you fail to do so, You will defend and indemnify Broker from any claims and losses by any such party that Broker would have been protected from had they signed it.

Broker and You agree that this agreement may be executed electronically, in counterparts, and via facsimile.

_____ Date: _____
(Buyer or Tenant Signature)

_____ Date: _____
(Buyer or Tenant Signature)

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