



**REMOTE PROPERTY VIEWING &
LIMITED APPRAISAL INSPECTION ADDENDUM
To Residential Buyer/Tenant Representation Agreement**

Prospective Buyer(s) or Tenant(s) (Client):

Real Estate Professional (Broker/Sales Agent):

This is an Addendum to the Residential Buyer/Tenant Representation Agreement between Client and Real Estate Professional.

“Remote Property Viewing” occurs when Client chooses to waive or forego an in-person viewing of a property, and instead views the property remotely by video or photos provided by any person, a verbal or written report prepared by another person who viewed the property, or some other method of viewing or imaging the property without Client being physically present. For purposes of this Addendum, the term also includes choosing not to view the property at all, either in-person or remotely.

Client acknowledges the risks inherent in Remote Property Viewing. Videos and photographs may not accurately convey the “big picture” of the property in the context of its neighborhood and surrounding sights, sounds, and smells, and may miss details that could be detected in person. And photos and videos typically will not cover 100% of the property, improvements, or yard, and will not show adjacent properties. A buyer who views the property in person is more likely to detect defects, adverse conditions, and other characteristics of the property and environs that could influence the decision to buy or lease it at a particular price.

Upon request by Client and to the extent practicable, Real Estate Professional will procure and send Client photographs and videos showing a property (subject to any agreement by Client to pay for or reimburse Real Estate Professional for expenses related to photography and videography). However, Real Estate Professional makes no representations that any images or other representations of the property, from whatever

source, give a complete or accurate representation of the property in its entirety. Real Estate Professional urges Client to conduct an in-person viewing if at all possible.

*If Client chooses Remote Property Viewing in lieu of an in-person viewing, **Client indemnifies and holds harmless** Real Estate Professional and any broker, sales agent, broker associate, or employee associated with Real Estate Professional, against any claim, cause of action, or complaint against them for damages or any other relief based on Client's choice to rely on Remote Property Viewing instead of in-person viewing, including a claim that Client would not have bought or leased the property had they viewed it in person.*

Limited Appraisals

Client understands that property appraisal inspections may be conducted by the appraiser in person and on site, or may be conducted on a "curb-view," "drive-by," or "desktop" basis that does not entail a full inspection including inside the home or other improvements. Because of the COVID-19 pandemic and government orders to stay home or limit activities, it may not be possible to obtain within a reasonable time an appraisal based on a full in-person inspection of the property that includes the interior of the house and other improvements. Please initial whether you wish to waive such an inspection:

_____ I/we waive an in-person appraisal inspection that includes the interior of the house and other improvements.

If you do not initial above, Client does not waive an in-person appraisal inspection that includes the interior of the house and other improvements.

If Client initials above, **Client indemnifies and holds harmless** Real Estate Professional and any broker, sales agent, broker associate, or employee associated with Real Estate Professional, against any claim, cause of action, or complaint against them for damages or any other relief based on Client's waiver and the lack of an in-person, on-site appraisal inspection including the interior of the house and other improvements, including a claim that the property was appraised to be worth more than its actual value due to the lack of a more thorough inspection.

Real Estate Professional encourages Client to consult with an attorney before signing this Addendum.

Client: _____

Client: _____

Date:

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