

EXHIBIT F



Sight Unseen Addendum
Hawai'i Association of REALTORS® Standard Form
Revised 7/22 For Release 11/22



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Purchase Contract Reference Date: _____.

Property Reference or Address: _____

Tax Map Key: Div. _____/Zone _____/Sec. _____/Plat _____/Parcel(s) _____/CPR(s) _____ (if applicable).

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 buyer was not physically present at the Property before offering or agreeing to purchase the Property.

BUYER ACKNOWLEDGES THE RISKS inherent in purchasing 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 Buyer, 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) Buyer is more likely to detect defects, adverse conditions, and other characteristics of the Property and environs that could influence their decision to purchase if they were physically present on the Property.

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

Seller, Brokerage Firms, and their representatives strongly recommend that the parties seek legal counsel before signing this Sight Unseen Addendum.

By signing below, Buyer hereby holds Seller, Brokerage Firms and their representatives harmless from any and all claims arising from or related to purchasing the Property Sight Unseen.

Buyer Date

Buyer
Seller Date

Seller
Buyer Date

Seller Date





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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, AS AMENDED. This means that the Hawai'i Association of REALTORS® is not liable to any Buyer, Seller, 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).

