



CIRCUM PACIFIC PROPERTIES, LLC

2284 NW Thurman St. Portland, OR 97210 • 503.227.7659 • Circum-Pacific.com

SIGHT UNSEEN WAIVER

I, _____, understand that, if I am approved for the property located at _____, and choose not to sign the lease, I will not be reimbursed for the amount of the application fee. I also understand that, if I am approved for the property and accept the approval, I will pay the full deposit, which is not refundable should I choose not to move into the property. I understand that I am choosing to apply for, and accept this property, if approved, without first seeing it. The property will be rented to me in as-is condition as to the start of my tenancy. Circum Pacific Properties, LLC is not at fault if, for any reason, I am not happy with the apartment.

Further, in order to accommodate potential tenants unable to view the property before arriving, we allow applicants to apply, be accepted, and sign leases without seeing the premises. The pictures were taken and used by the landlord for marketing purposes only. The pictures are intended to be used to determine whether or not to view a property, not the determinant on whether to rent. Although the landlord offers the pictures and answers all questions in good faith, they acknowledge that pictures can be deceiving. Therefore, the landlord recommends and encourages the tenant to view the property before signing the lease, or have someone you trust view the property.

If the sight-unseen tenant proceeds to sign a lease, the tenant acknowledges, understands, and accepts the risks of signing a lease sight unseen. In addition, they understand that the lease is binding and they are held to the lease under the full extent of the lease and, thereby, the law. The tenant is, under no circumstance, allowed to use "sight unseen" as a reason to void the lease and their obligations to the landlord. If at ANY POINT after the signing of the lease the tenant decides they want to terminate the lease then the 'Lease Break Fee' described in the lease comes into effect.

By signing this waiver, you acknowledge that you have read and accepted these conditions, you understand the risks associated with signing a lease sight unseen, and you understand that if you arrive and decide that you are no longer interested in the apartment, you will be fully responsible for the lease break fee, which is equivalent to 1.5X (one and a half times) the rent amount.

Applicant Signature: _____ Date: _____