

COVID-19 ADDENDUM TO RESIDENTIAL PURCHASE CONTRACT

This addendum can be used as part of the original offer to the Seller. If this addendum is being used after the Residential Purchase Contract was signed by both parties, this addendum must be provided to and approved by the attorneys for the Seller and Purchaser. This addendum is made a part of and modifies certain provisions of the Residential Purchase Contract (Contract). This is a legally binding document and must be reviewed by your attorney.

The term "Seller" and "Purchaser" shall have the same meaning as set forth in the Contract

The Seller is

The Purchaser is

The address of the property being sold in the Contract is:

Seller and Purchaser agree that the Coronavirus (COVID-19) pandemic is impacting real estate transactions, transaction related service providers and consumers. There is a possibility that transaction related service providers such as lenders, title/abstract companies, appraisers, home inspectors and attorneys may be providing limited or no services as a result of COVID-19 issues. COVID-19 issues may include, but are not limited to: emergencies declared by the government, travel restrictions, mandatory closures or reduction of staff at transaction related service providers, quarantine, exposure to or contraction of COVID-19.

If a COVID-19 issue should arise making compliance with the terms of the Contract impossible or improbable as a result of such COVID-19 issue, the Seller and Purchaser agree to the following modifications of the Contract:

1. Seller and Purchaser agree to extend all deadlines in the Contract by ____ Days after the end of the COVID-19 issue

(Extension Date). Should the COVID-19 issue continue ____ Days after the closing date set forth in the Contract, Seller and/or Purchaser has the right to terminate the Contract. Such termination must be made in writing to the other party and other individuals/entities requiring notice using the same method(s) of notice as contained in the Contract. 2. **OPTIONAL** If checked: Purchaser and Seller agree, notwithstanding that Purchaser may have removed their financing

contingency, that if Purchaser is unable to fund their loan and close due to Purchaser's loss of income

from a COVID-19 issue, then Seller and/or Purchaser has the right to terminate the Contract. Such termination must be made in writing to the other party and other individuals/entities requiring notice using the same method(s) of notice as contained in the Contract. 3. In the event that the Contract is terminated under Paragraph 1 or 2, the Deposit shall be returned to the Purchaser. 4. Other:

All other terms and conditions of the Contract remain in full force and effect.

Dated: _____ Dated: _____

Purchaser Seller

Purchaser Seller