



ADDENDUM TO SALES CONTRACT COVID-19



This Addendum is to the Sales Contract entered into between:

("SELLER") _____ and

("BUYER") _____,

relating to the following described real property ("Property"):

_____.

Neither SELLER nor BUYER shall be in default under this Contract so long as performance or non-performance of any obligation under the Contract or the availability of services essential to Closing is disrupted, delayed, caused or prevented by any of the following (a "COVID-19 Restriction"): (a) government ordered quarantine or government ordered shelter in place for any Essential Party (as hereinafter defined) to the closing of this transaction; (b) travel restrictions or hospitalization of SELLER or BUYER due to Coronavirus (COVID-19); and/or (c) closure of any Essential Business (as hereinafter defined), governmental division, governmental department, local court, or governmental agency to the closing of this transaction as a result of the Coronavirus (COVID-19). To the extent that an alternate means of performance is available, SELLER and BUYER shall use said alternate means (i.e. using remote online notaries, or finding insurance available through an alternate agent/carrier) to perform their obligations.

"Essential Party" and "Essential Business" means, BUYER, SELLER, BUYER's Lender, BUYER's mortgage broker, BUYER's financial institution, Closing Agent's financial institution, BUYER's homeowner's and flood insurance providers, SELLER or BUYER's attorney and/or Closing Agent, a condominium or homeowners' association, or its respective property manager, inspector, appraiser, surveyor, listing real estate broker (and its applicable licensee(s)), selling real estate broker (and its applicable licensee(s)), title insurer, Clerk of Court, and any other third party or business that provides services materially related to a BUYER or SELLER'S rights or ability to perform any action, obligation or agreement under the Contract.

All applicable time periods, including but not limited to the Inspection Period, financing contingency period set forth in Paragraph 4.B of the Contract, Due Diligence Period, Examination Period, Clearance Period, Survey Period, and Closing Date, shall be extended up to 10 days after the COVID-19 Restriction(s) no longer prevent performance under this Contract; provided, however, if such COVID-19 Restriction(s) continues to prevent performance under this Contract for more than _____ days after the Closing Date (60 days after the Closing Date if no date is inserted), then either party may terminate this Contract by delivering written notice to the other party and all Deposit(s) shall be refunded to BUYER, thereby releasing BUYER and SELLER from all further obligations under this Contract.

This Addendum may be executed in multiple counterparts, and an electronically transmitted version shall be considered an original. The terms and conditions of this Addendum shall control over any inconsistent terms of the Contract.

(Seller's Signature) (Date)

(Buyer's Signature) (Date)

(Seller's Signature) (Date)

(Buyer's Signature) (Date)