



ADDENDUM REGARDING DISRUPTION OF REAL ESTATE RELATED SERVICES

This Addendum Regarding Disruption of Real Estate Related Services (the “Addendum”) amends and modifies the terms of that Real Estate Purchase Agreement (the “Agreement”) between

_____ (“Purchaser”) and
_____ (“Seller”) related to the purchase of
_____ (the “Property”).

Purchaser and Seller have been advised of circumstances outside of the control of the parties which have the potential to cause delays in the performance of third-party obligations related to the Agreement. Such circumstances include local, national or global events which may impede or otherwise limit access to Third Party Services. For the purposes of this Addendum, “Third-Party Services” may include, but are not limited to, services provided by title companies, escrow agents, lenders, government offices (including treasurers, registers of deeds and courts) insurance providers, appraisers, home inspectors, moving companies, attorneys, notaries, contractors, real estate brokerages and closing agents.

This Addendum is made between Purchaser and Seller because a condition exists, or is expected to exist, which may impact the availability of Third-Party Services and impact the date on which the Agreement is scheduled to close (the “Closing Date”).

Purchaser and Seller agree that in the event that either party is prevented from satisfying its obligations under the Agreement by the lack of availability or delay in Third Party Services, through no fault of the parties, that time periods for performance under the Agreement related thereto shall be extended in accordance with the terms of this Addendum.

In the event of a disruption or delay in Third-Party Services which has caused, or reasonably threatens to cause, a delay in the performance by the parties under the Agreement, either party, upon notice to the other, shall have the unilateral right to extend periods of time and deadlines under the Agreement, including the Closing Date, by 15 days or ____ days. The written notification shall state the reason for the extension of the deadline.

In the event that delay in provision of the Third-Party Services has caused the Closing date to be delayed more than ____ days beyond the Closing Date under the Agreement, either party, upon written notice to the other, shall have the right to terminate this Agreement, at which time the Purchaser shall be entitled to a return of the Deposit.

The parties agree to use good faith efforts to mitigate the effect of any delay in the availability of Third-Party Services and to take all actions as may be reasonably necessary and appropriate to cause the sale contemplated by the Agreement to close on or as soon after the Closing Date as circumstances allow.

The Parties expressly agree to notify the Parties to the Agreement, as well as the real estate agents, title company and escrow agent in the event that they have been exposed to the Coronavirus known as Covid-19. The Parties are expressly required to make such a disclosure in the event that such individual has received a positive test or clinical diagnosis of a Covid-19 infection, or has been given medical advice to self-quarantine.

Except as expressly modified by the terms of this Addendum, the Agreement shall continue in full force and effect according to its terms as previously amended and modified by the parties.

Purchaser: _____ Seller: _____
date date
Purchaser: _____ Seller: _____
date date