

### COVID-19 AMENDMENT TO SALES CONTRACT

The COVID-19 pandemic has had unprecedented impacts on real estate transactions, including, but not limited to, travel restrictions, self-imposed isolation, government mandated quarantine, and closures of both governmental and private offices required to fund, inspect, close and record real estate transactions.

In the event that maintaining the initial Closing date becomes impossible or impractical to one or both of the parties as a result of circumstances related to COVID-19 (such as Buyer's or Seller's inability to travel or sign documents, delays related to government and business services, including delays by lenders, title/escrow companies, county assessors, recorder of deeds, or otherwise) buyer and Seller agree as follows: (check applicable items)

\_\_\_\_\_ Buyer and Seller agree to extend Closing by up to \_\_\_\_\_ days after which Buyer or Seller may terminate the Sales Contract and Buyer's earnest money shall be returned, subject to paragraph 19 of the Residential Sales Contract and the Commercial Sales Contract or paragraph 18 of the Lots and Land Sales Contract.

\_\_\_\_\_ If Buyer's loan contingency has been removed but Buyer is unable to fund their loan and/or close due to Buyer's loss of income related to COVID-19, then Buyer or Seller may terminate the Sales Contract and Buyer's earnest money shall be returned, subject to paragraph 19 of the Residential Sales Contract and the Commercial Sales Contract or paragraph 18 of the Lots and Land Sales Contract.

\_\_\_\_\_ Buyer and Seller agree to mutually terminate the Sales Contract and Buyer's earnest money shall be returned, subject to paragraph 19 of the Residential Sales Contract and the Commercial Sales Contract or paragraph 18 of the Lots and Land Sales Contract .

All other provisions of the Sales Contract shall remain in full force and effect.

This Addendum may be executed electronically and may only be modified in writing signed by Buyer and Seller within 14 days of acceptance of Sales Contract.

Buyer Signature /Date \_\_\_\_\_ Buyer Printed Name /Date \_\_\_\_\_

Buyer Signature /Date \_\_\_\_\_ Buyer Printed Name /Date \_\_\_\_\_

Seller Signature /Date \_\_\_\_\_ Seller Printed Name /Date \_\_\_\_\_

Seller Signature /Date \_\_\_\_\_ Seller Printed Name /Date \_\_\_\_\_

Sales Contract Date \_\_\_\_\_

Property Address \_\_\_\_\_