

BUYER'S REPAIR ADDENDUM

1 Buyer(s) _____
 2 Seller(s) _____
 3 Property Address or Tax ID #: _____
 4 _____ (the "Property")

5 Presentation of this Addendum to Seller shall not constitute a counteroffer or refusal by Buyer to honor the terms of the existing Sale Agreement.
 6 Buyer should promptly deliver this Repair Addendum to Seller. Since there is no deadline for Seller's acceptance of this proposal, the parties may
 7 wish to consider a written extension of any applicable inspection periods.

8 **REPAIRS/CORRECTIVE ACTION REQUESTED BY BUYER:** Buyer requests Seller to perform the following repairs and/or take other corrective
 9 action ("Repairs/Corrective Action") described as follows: (Note: Seller may request a copy of any inspections upon which the following items are
 10 based. If the Completion Date for the Repairs/Corrective Action is beyond the scheduled closing date, the parties should identify a new closing date
 11 as a part of this Addendum.) Buyer shall not provide all or any portion of the inspection reports to Seller unless requested by Seller.

12 _____
 13 _____
 14 _____
 15 _____
 16 _____
 17 _____
 18 _____
 19 _____
 20 _____ For additional detail, see Addendum _____

21 If the "Inspection Period" specified in the Inspection Section applicable to the Sale Agreement (or Section 1 of the OREF 058 Professional
 22 Inspection Addendum, if used in this transaction) is not properly extended, if Buyer fails to deliver Seller with written unconditional disapproval of
 23 Buyer's inspection report(s) by 5:00 p.m. on the last day of the Inspection Period, Buyer shall be deemed to have accepted the condition of the
 24 Property. Unless otherwise provided above, all Repairs/Corrective Action requiring the use of contractors (for example, for electrical, HVAC,
 25 plumbing, or similar specialty work) shall be performed by Oregon-licensed and bonded contractors in a workmanlike manner in accordance with all
 26 applicable laws, codes, and ordinances, and shall be paid by Seller prior to the closing date or at closing.

27 **COMPLETION DATE FOR REPAIRS/CORRECTIVE ACTION:** The Repairs/Corrective Action shall be completed on or before _____
 28 (the "Completion Date"). Seller shall give Buyer written notice of completion of the Repairs/Corrective Action and provide any receipts for labor and
 29 materials with proof of payment in full (unless being paid out of Escrow). Buyer may, with Buyer's inspector, within ____ Business Days (two [2] if
 30 not filled in) following receipt of such notice, re-inspect the Property to confirm that the Repairs/Corrective Action have/has been completed.

31 Buyer _____ Date _____ a.m. _____ p.m. ←
 32 Buyer _____ Date _____ a.m. _____ p.m. ←

33 **SELLER'S RESPONSE:** (Check only one)
 34 Seller agrees to perform the Repairs/Corrective Action on or before the Completion Date and give timely notice thereof to Buyer. (Note: If
 35 Seller checks this box, the Inspection Period shall automatically terminate unless the parties otherwise agree in writing).
 36 Seller declines to perform the Repairs/Corrective Action.

37 If Seller declines to perform the Repairs/Corrective Actions requested by Buyer but intends to offer to Buyer their own Repairs/Corrective Actions,
 38 Seller is to promptly submit OREF 022B Sellers Repair Addendum to Buyer.

39 Seller _____ Date _____ a.m. _____ p.m. ←
 40 Seller _____ Date _____ a.m. _____ p.m. ←

41 Buyer's Agent _____ Seller's Agent _____