

**SELLER'S REPAIR ADDENDUM**

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

5 Presentation of this Addendum to Buyer shall not constitute a counteroffer or refusal by Seller to honor the terms of the existing Sale Agreement.  
 6 Seller should promptly deliver this Repair Addendum to Buyer. Since there is no deadline for Buyer'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 TO BUYER:** Seller agrees to perform the following repairs and/or take other corrective action  
 9 ("Repairs/Corrective Action") described as follows: (Note: Seller may request a copy of any inspections upon which the following items are based. If  
 10 the Completion Date for the Repairs/Corrective Action is beyond the scheduled closing date, the parties should identify a new closing date as a part  
 11 of this Addendum.)

12 \_\_\_\_\_  
 13 \_\_\_\_\_  
 14 \_\_\_\_\_  
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 16 \_\_\_\_\_  
 17 \_\_\_\_\_  
 18 \_\_\_\_\_  
 19 \_\_\_\_\_  
 20 \_\_\_\_\_ For additional details, see Addendum \_\_\_\_\_

21 Warning: 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, or 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, plumbing,  
 25 or similar specialty work) shall be performed by Oregon-licensed and bonded contractors in a workmanlike manner in accordance with all applicable  
 26 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 not  
 30 filled in) following receipt of such notice, re-inspect the Property to confirm that the Repairs/Corrective Action have/has been completed.

31 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 32 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

33 **BUYER'S RESPONSE:** (Check only one)  
 34  Buyer accepts Seller's offer of Repairs/Corrective Action. (Note: If Buyer checks this box, the Inspection Period shall automatically terminate  
 35 unless the parties otherwise agree in writing.)  
 36  Buyer declines Seller's offer of Repairs/Corrective Action.

37 If Buyer declines the Repairs/Corrective Actions offered by Seller but intends to request their own Repairs/Corrective Actions, Buyer to promptly  
 38 submit OREF 022A Buyer's Repair Addendum to Seller.

39 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 40 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

41 Buyer's Agent \_\_\_\_\_ Seller's Agent \_\_\_\_\_