

EXTRAORDINARY EVENT ADDENDUM

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

5 This Addendum is initiated by the party ("Initiating Party") requesting an extension of one or more time periods or deadlines in the Sale Agreement.

6 **A. EXTRAORDINARY EVENT:** Initiating Party discloses or recognizes the occurrence of an event beyond the control of either party, such as a
 7 death of a close family member, material damage to the Property caused by a third party, epidemic, natural disaster, armed conflict, or failure of
 8 infrastructure, specifically (the "Extraordinary Event"): _____
 9 _____
 10 _____

11 _____
 12 If the Extraordinary Event is not generally known to the public, Initiating Party will provide written proof of the existence of the Extraordinary Event
 13 within ____ Business Days (two [2] if not filled in) if written proof is reasonably available to Initiating Party.

14 **B. CHANGES REQUESTED:** The Initiating Party believes the Extraordinary Event justifies changes to the Sale Agreement, and requests the
 15 following changes to the Sale Agreement (*select all that are being requested*):

- 16 **1. Closing Deadline:** Extension of the Closing Deadline for an additional ____ Business Days (ten [10] if not filled in)
- 17 **2. Inspection Period:** Extension of the Inspection Period for an additional ____ Business Days (ten [10] if not filled in)
- 18 **3. Title Insurance Objections:** Extension of the period for Buyer to object and for Seller to respond to said objections for an additional
 19 ____ Business Days (ten [10] if not filled in)
- 20 **4. Approval of Association/Condominium Documents:** Extension of the period for Seller to provide and the Buyer to object to
 21 Association/Condominium documents for an additional ____ Business Days (ten [10] if not filled in)
- 22 **5. Contingent Right to Purchase:** If the Buyer has decided to proceed with the purchase of the Property under the Sale Agreement
 23 pursuant to the provisions of the Contingent Right to Purchase, extension of the Closing Deadline for the Property for an additional ____
 24 Business Days (ten [10] if not filled in). However, this extension would not extend the period for Buyer to choose an alternative in response to
 25 Seller's Notice to Buyer as contained in OREF 083B Contingent Right to Purchase – Notice to Buyer.
- 26 **6. Other** (include the number of Business Days that each period or deadline would be extended): _____
 27 _____
 28 _____
 29 _____

30 Initiating Party _____ Date _____ a.m. _____ p.m. ←
 31 Initiating Party _____ Date _____ a.m. _____ p.m. ←

32 **C. RESPONDING PARTY'S REPLY:** The party receiving this Addendum (the "Responding Party") replies as follows (*select one*):

- 33 **Acceptance:** Responding Party agrees to all of the changes selected in Section B.
- 34 **Partial Acceptance, Partial Rejection:** Responding Party agrees to all of the changes selected in Section B except number(s) _____
 35 _____
- 36 **Rejection with Alternative(s):** Responding Party rejects all of Initiating Party's selected changes except as follows (include the number of
 37 Business Days that the period or deadline would be extended): _____
 38 _____
 39 _____
 40 _____
- 41 **Rejection:** Responding Party rejects all of Initiating Party's selected changes.

42 If the parties reach agreement on this Addendum, the prior expiration of any time period or deadline that is extended in this Addendum is without
 43 legal effect, as if those time periods or deadlines had been previously extended through the date this Addendum is Signed and Delivered.

Buyer Initials ____/____ Date _____

Seller Initials ____/____ Date _____

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44 Responding Party _____ Date _____ a.m. _____ p.m. ←

45 Responding Party _____ Date _____ a.m. _____ p.m. ←

46 **D. INITIATING PARTY'S REPLY:** If Responding Party's reply was "Partial Acceptance, Partial Rejection" or "Rejection with Alternative(s),"
47 Initiating Party replies as follows (*select one*):

- 48 **Acceptance:** Initiating Party agrees to all of Responding Party's changes in Section C.
- 49 **Rejection:** Initiating Party rejects all of Responding Party's changes in Section C. If Initiating Party wishes to propose different
50 changes, Initiating Party has attached a new OREF 096 Extraordinary Event Addendum.

51 Initiating Party _____ Date _____ a.m. _____ p.m. ←

52 Initiating Party _____ Date _____ a.m. _____ p.m. ←

53 Buyer's Agent _____ Seller's Agent _____

