

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 (Note: Buyer should promptly deliver this Repair Addendum to Seller. Since there is no deadline for Seller's acceptance of this proposal, the parties
 7 may wish to consider a written extension of any applicable inspection periods.

8 **REPAIRS/CORRECTIVE ACTION REQUESTED BY BUYER:**

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

13 _____
 14 _____
 15 _____
 16 _____
 17 _____
 18 _____
 19 _____
 20 _____

21 For additional detail, see Addendum _____

22 Warning: If the "Inspection Period" specified in the Inspection Section applicable to the Sale Agreement (or Section 1 of the OREF C-525
 23 Professional Inspection Addendum, if used in this transaction) is not properly extended, if Buyer fails to deliver Seller with written unconditional
 24 disapproval of 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
 25 condition of the Property. Unless otherwise provided above, all Repairs/Corrective Action requiring the use of contractors (for example, for
 26 electrical, HVAC, plumbing, or similar specialty work) shall be performed by Oregon-licensed and bonded contractors in a workmanlike manner in
 27 accordance with all applicable laws, codes, and ordinances, and shall be paid by Seller prior to the closing date or at closing.

28 **COMPLETION DATE FOR REPAIRS/CORRECTIVE ACTION:**

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

33 Buyer _____ Date _____ a.m. _____ p.m. ←

34 Buyer _____ Date _____ a.m. _____ p.m. ←

35 **SELLER'S RESPONSE (Check only one):**

- 36 Seller agrees to perform the Repairs/Corrective Actions on or before the Completion Date and give timely notice thereof to Buyer. (Note: If
 37 Seller checks this box, the Inspection Period shall automatically terminate unless the parties otherwise agree in writing).
 38 Seller declines to perform the Repairs/Corrective Actions.

39 If Seller declines to perform the Repairs/Corrective Actions requested by Buyer but intends to offer to Buyer their own Repairs/Corrective Actions,
 40 Seller is to promptly submit OREF C-527 Sellers Repair Addendum to Buyer.

41 Seller _____ Date _____ a.m. _____ p.m. ←

42 Seller _____ Date _____ a.m. _____ p.m. ←

43 Buyer's Agent _____ Seller's Agent _____