

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 Note: Seller should promptly deliver this Repair Addendum to Buyer. Since there is no deadline for Buyer'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 TO BUYER:**

9 Seller agrees to perform the following repairs and/or take other corrective action ("Repairs/Corrective Action") described as follows:
 10 Seller may request a copy of any inspections upon which the following items are based. If the Completion Date for the Repairs/Corrective Action is
 11 beyond the scheduled closing date, the parties should identify a new closing date as a part of this Addendum.

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

22 For additional details, see Addendum _____

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

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

30 The Repairs/Corrective Action shall be completed on or before _____ (the "Completion Date"). Seller shall give Buyer
 31 written notice of completion of the Repairs/Corrective Action and provide any receipts for labor and materials with proof of payment in full (unless
 32 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-inspect
 33 the Property to confirm that the Repairs/Corrective Action have/has been completed.

34 Seller _____ Date _____ a.m. _____ p.m. ←
 35 Seller _____ Date _____ a.m. _____ p.m. ←

36 **BUYER'S RESPONSE (Check only one):**

- 37 Buyer accepts Seller's offer of Repairs/Corrective Action. (Note: If Buyer checks this box, the Inspection Period shall automatically
 38 terminate unless the parties otherwise agree in writing.)
 39 Buyer declines Seller's offer of Repairs/Corrective Action.

40 If Buyer declines the Repairs/Corrective Actions offered by Seller but intends to request their own Repairs/Corrective Actions, Buyer is to promptly
 41 submit OREF C-526 Buyer's Repair Addendum to Seller.

42 Buyer _____ Date _____ a.m. _____ p.m. ←
 43 Buyer _____ Date _____ a.m. _____ p.m. ←

44 Buyer's Agent _____ Seller's Agent _____