

BUYER'S REPAIR ADDENDUM

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

5 Buyer will promptly deliver this Repair Addendum to Seller. Buyer's presentation of this Addendum to Seller will not constitute a counteroffer or refusal
 6 by Buyer to honor the terms of the existing Sale Agreement.

7 **1. REPAIRS/CORRECTIVE ACTIONS REQUESTED BY BUYER:** Buyer requests Seller to perform the repairs or other corrective actions
 8 ("Repairs/Corrective Actions") described as follows: _____
 9 _____
 10 _____
 11 _____
 12 _____
 13 _____
 14 _____

15 For additional detail, see Addendum _____

16 Unless otherwise provided above, all Repairs/Corrective Actions requiring the use of contractors (for example, for electrical, HVAC, plumbing, or
 17 similar specialty work) will be performed by Oregon-licensed and bonded contractors in a workmanlike manner in accordance with all applicable laws,
 18 codes, and ordinances, and will be paid for by Seller prior to the Closing Deadline or at Closing.

19 **2. REPORTS:** Seller may request a copy of any inspection reports upon which the above items are based. Buyer will not provide all or any portion of
 20 the inspection reports to Seller unless requested by Seller.

21 **3. COMPLETION AND REINSPECTION:** The Repairs/Corrective Actions will be completed on or before (*insert date*) _____
 22 (the "Completion Date"). Seller will give Buyer written notice of completion of the Repairs/Corrective Actions and provide any receipts for labor and
 23 materials with proof of payment in full (unless being paid out of Escrow). Within ____ Days (two [2] if not filled in) following receipt of such notice,
 24 Buyer may, with Buyer's inspector, re-inspect the Property to confirm that the Repairs/Corrective Actions have/has been completed.

25 **4. AUTOMATIC TERMINATION:** If (a) the Inspection Period is not properly extended, and (b) Buyer does not Notify Seller, before the end of that
 26 Inspection Period, that Buyer is satisfied with the Inspections and Due Diligence, then this transaction will automatically terminate, and any Deposits
 27 will be disbursed as required under the Sale Agreement.

28 **5. EXTENSION OF DEADLINES:** Since there is no deadline for Seller's acceptance of this Repair Addendum, the following change(s), if selected,
 29 are made to the timeframe(s) indicated (*select all that are applicable*):

- 30 The Completion Date is beyond the scheduled Closing Deadline, so the Closing Deadline is extended to _____.
 31 The Inspection Period will expire on _____.

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

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

34 **SELLER'S RESPONSE** (*select only one*):

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

38 If Seller declines to perform the Repairs/Corrective Actions requested by Buyer but is willing to propose different Repairs/Corrective Actions, Seller
 39 will promptly submit OREF C-527 Seller's Repair Addendum to Buyer.

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

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

42 Buyer's Agent _____ Seller's Agent _____