

SELLER'S REPAIR ADDENDUM

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

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

7 **1. REPAIRS/CORRECTIVE ACTION REQUESTED TO BUYER:** Seller agrees to perform the following repairs or other corrective action
 8 ("Repairs/Corrective Actions") described as follows: _____
 9 _____
 10 _____
 11 _____
 12 _____
 13 _____
 14 _____
 15 _____

16 For additional details, see Addendum _____

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

20 **2. REPORTS:** Seller may request a copy of any inspections upon which the above items are based.

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

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

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

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

38 If Buyer declines the Repairs/Corrective Actions offered by Seller but is willing to propose different Repairs/Corrective Actions, Buyer will promptly
 39 submit OREF C-526 Buyer's Repair Addendum to Seller.

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

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

42 Buyer's Agent _____ Seller's Agent _____