

EXTRAORDINARY EVENT ADDENDUM

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

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

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

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

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

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

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

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

- 33 (a) **Acceptance.** Responding Party agrees to all of the changes selected in Section 2.
- 34 (b) **Partial Acceptance, Partial Rejection.** Responding Party agrees to all of the changes selected in Section 2 except item(s): (*specify*)
35 _____
- 36 (c) **Rejection with Alternative(s).** Responding Party rejects all of Initiating Party's selected changes except as follows: (*include the number*
37 *of Business Days that the period or deadline would be extended*) _____
38 _____
39 _____
- 40 (d) **Rejection.** Responding Party rejects all of Initiating Party's selected changes.

Buyer Initials _____ / _____ Date _____

Seller Initials _____ / _____ Date _____

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41 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 legal
42 effect, as if those time periods or deadlines had been previously extended through the date this Addendum is Signed and Delivered.

43 Responding Party _____ Print _____ Date _____ a.m. p.m. ←

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

45

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

48 (a) **Acceptance.** Initiating Party agrees to all of Responding Party's changes in Section 3.

49 (b) **Rejection.** Initiating Party rejects all of Responding Party's changes in Section 3. If Initiating Party wishes to propose different changes,
50 Initiating Party has attached a new OREF 096 – Extraordinary Event Addendum.

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

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

53

Buyer's Agent(s) _____ Seller's Agent(s) _____

Buyer Initials _____ / _____ Date _____

Seller Initials _____ / _____ Date _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE