

**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 Buyer's Repair Addendum (this "Addendum") to Seller. Buyer's presentation of this Addendum to Seller will not  
6 constitute a counteroffer or refusal by Buyer to honor the terms of the existing Sale Agreement.

7 **1. REPAIRS/CORRECTIVE ACTIONS REQUESTED BY BUYER:** Buyer requests that Seller performs the repairs or other corrective actions  
8 ("Repairs/Corrective Actions") described as follows:

9 \_\_\_\_\_  
10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 \_\_\_\_\_  
13 \_\_\_\_\_  
14 \_\_\_\_\_ . For additional detail, see Addendum \_\_\_\_\_

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

18 **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  
19 the inspection reports to Seller unless requested by Seller.

20 **3. COMPLETION AND REINSPECTION:** The Repairs/Corrective Actions will be completed on or before (*insert date*) \_\_\_\_\_  
21 (the "Completion Date"). Seller will give Buyer written Notice of completion of the Repairs/Corrective Actions and provide any receipts for labor and  
22 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,  
23 Buyer may, with Buyer's inspector, re-inspect the Property to confirm that the Repairs/Corrective Actions have/has been completed. If the  
24 Repairs/Corrective Actions can not, with reasonable efforts, be completed by the Closing Deadline, the Closing Deadline is extended to (*insert date*)  
25 \_\_\_\_\_.

26 **4. AUTOMATIC TERMINATION:** See Section 9 of the Sale Agreement for a description of the parties' rights if the Inspection and Due Diligence  
27 Period is not properly extended and Buyer does not Notify Seller, before the end of that Inspection and Due Diligence Period, that Buyer is satisfied  
28 with the Inspection and Due Diligence.

29 **5. WAIVER OF INSPECTION AND DUE DILIGENCE PERIOD:** (*select one*)

30 (a)  If Seller signs and delivers this Addendum to Buyer, Buyer is satisfied with and waives the Inspection and Due Diligence Period (see  
31 Section 9 of the Sale Agreement); or

32 (b)  Seller's signing and delivery of this Addendum to Buyer does not constitute Buyer's satisfaction with or waiver of the Inspection and  
33 Due Diligence Period, and (*select one*)

34 (i)  the Inspection and Due Diligence Period remains as described in Section 9 of the Sale Agreement, or

35 (ii)  the end of the Inspection and Due Diligence Period is extended to (*insert date*) \_\_\_\_\_.

36 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

37 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

38 **6. SELLER'S RESPONSE:** (*select only one*)

39 (a)  Seller will perform the Repairs/Corrective Actions on or before the Completion Date and give timely notice of completion to Buyer.

40 (b)  Seller declines to perform the Repairs/Corrective Actions.

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

43 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

44 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

45 Buyer's Agent(s) \_\_\_\_\_ Seller's Agent(s) \_\_\_\_\_

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

**OREF C-526 | Released 01/2024 | Page 1 of 1**