

BUYER'S REPAIR ADDENDUM

Buyer(s) _____
Seller(s) _____
Property Address or Tax ID # _____ (the "Property")

Presentation of this Buyer's Repair Addendum (this "Addendum") to Seller will not constitute a counteroffer or refusal by Buyer to honor the terms of the existing Sale Agreement. Buyer should promptly Deliver this Repair Addendum to Seller. Since there is no deadline for Seller's acceptance of this proposal, the parties may wish to consider a written extension of any applicable inspection periods.

1. REPAIRS/CORRECTIVE ACTION REQUESTED BY BUYER: Buyer requests Seller to perform the following repairs and/or take other corrective action ("Repairs/Corrective Action") described as follows. 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 beyond the scheduled Closing Date, the parties should identify a new Closing Date as a part of this Addendum. Buyer will not provide all or any portion of the inspection reports to Seller unless requested by Seller.

_____. For additional details, see Addendum _____.

If the "Inspection Period" specified in the Inspection Section applicable to the Sale Agreement, or Section 1 of the OREF 058 – Professional Inspection Addendum if used in this transaction, is not properly extended, if Buyer fails to Deliver Seller with written unconditional disapproval of Buyer's inspection report(s) by 5:00 p.m. on the last day of the Inspection Period, Buyer will be deemed to have accepted the condition of the Property. Unless otherwise provided above, all Repairs/Corrective Action requiring the use of contractors (for example, for electrical, HVAC, plumbing, or similar specialty work) will be performed by Oregon-licensed and bonded contractors in a workmanlike manner in accordance

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 022A | Released 01/2024
No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at: <https://orefonline.com/oref-forms-license-terms-and-conditions>.

BUYER'S REPAIR ADDENDUM

with all applicable laws, codes, and ordinances, and will be paid by Seller before the Closing Date or at Closing.

2. COMPLETION DATE FOR REPAIRS/CORRECTIVE ACTION: The Repairs/Corrective Action will be completed on or before (*insert date*) _____ (the "Completion Date"). Seller will give Buyer Notice of completion of the Repairs/Corrective Action using OREF 110 – Notice from Seller to Buyer and provide any receipts for labor and materials with proof of payment in full, unless being paid out of Escrow. Buyer may, with Buyer's inspector, within ___ Business Days (two [2] if not filled in) following receipt of such Notice, re-inspect the Property to confirm that the Repairs/Corrective Action have/has been completed.

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

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

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

(a) Seller will perform the Repairs/Corrective Action on or before the Completion Date and give timely Notice of completion to Buyer. If Seller checks this box, the Inspection Period will automatically terminate unless the parties agree otherwise in writing.

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

If Seller declines to perform the Repairs/Corrective Actions requested by Buyer but intends to offer to Buyer their own Repairs/Corrective Actions, Seller is to promptly submit OREF 022B – Seller's Repair Addendum to Buyer.

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

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

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

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 022A | Released 01/2024
No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at: <https://orefonline.com/oref-forms-license-terms-and-conditions>.