

SELLER'S REPAIR ADDENDUM

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

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

1. REPAIRS/CORRECTIVE ACTION REQUESTED TO BUYER: Seller will 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.

_____ . 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, or 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

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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.

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

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

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

(a) Buyer accepts Seller's offer of Repairs/Corrective Action. If Buyer checks this box, the Inspection Period will automatically terminate unless the parties agree otherwise in writing.

(b) Buyer declines Seller's offer of Repairs/Corrective Action.

If Buyer declines the Repairs/Corrective Actions offered by Seller but intends to request their own Repairs/Corrective Actions, Buyer to promptly submit OREF 022A – Buyer's Repair Addendum to Seller.

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

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

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

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