

**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:** All Repairs/Corrective Actions will be completed on or before (*insert date*) \_\_\_\_\_  
21 (the "Completion Date"). Upon completion of all Repairs/Corrective Actions, Seller will provide Buyer with OREF C-528 – Notice of Completion of the  
22 Repairs/Corrective Actions and provide any receipts for labor and materials with proof of payment in full (unless being paid out of Escrow). Following  
23 Seller's Delivery of Notice, Buyer may, within \_\_\_\_ Days (two [2] if not filled in), re-inspect the Property, with Buyer's inspector, to confirm that all  
24 Repairs/Corrective Actions have been completed. If all Repairs/Corrective Actions cannot, with reasonable efforts, be completed by the Closing  
25 Deadline, the Closing Deadline is extended to (*insert date*) \_\_\_\_\_.

26 **4. AUTOMATIC TERMINATION:** See Section 7 of the Sale Agreement for a description of the parties' rights if the Due Diligence Period is not properly  
27 extended and Buyer does not Notify Seller, before the end of that Due Diligence Period, that Buyer is satisfied with the Due Diligence.

28 **5. WAIVER OF DUE DILIGENCE PERIOD:** (*select one*)

- 29 (a)  If Seller signs and delivers this Addendum to Buyer, Buyer is satisfied with and waives the Due Diligence Period (see Section 7 of the  
30 Sale Agreement); or  
31 (b)  Seller's signing and Delivery of this Addendum to Buyer does not constitute Buyer's satisfaction with or waiver of the Due Diligence  
32 Period, and (*select one*)  
33 (i)  the Due Diligence Period remains as described in Section 7 of the Sale Agreement, or  
34 (ii)  the end of the Due Diligence Period is extended to (*insert date*) \_\_\_\_\_.

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

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

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

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

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

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

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

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