

BUYER'S REPAIR ADDENDUM

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

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

7 **1. REPAIRS/CORRECTIVE ACTION REQUESTED BY BUYER:** Buyer requests Seller to perform the following repairs and/or take other corrective
8 action ("Repairs/Corrective Action") described as follows. Buyer will not provide all or any portion of the inspection reports to Seller unless requested,
9 in writing, by Seller.

10 _____
11 _____
12 _____
13 _____
14 _____
15 _____
16 _____ For additional details, see Addendum _____.

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

20 **2. INSPECTION PERIOD:** Buyer should promptly Deliver this Buyer Repair Addendum to Seller. Buyer's failure to reach an agreement regarding
21 repairs or remedies with Seller, or to give Notice of Buyer's unconditional disapproval of the Property based on any inspection report by 5:00 p.m. on
22 the final day of the Inspection Period will result in Buyer's acceptance of the Property in AS-IS condition.

23 **3. COMPLETION DATE FOR REPAIRS/CORRECTIVE ACTION:** The Repairs/Corrective Action will be completed on or before (*insert date*)
24 _____ (the "Completion Date"). If the Completion Date for the Repairs/Corrective Action is beyond the scheduled Closing
25 Date, the Parties should identify a new Closing Date as a part of this Buyer's Repair Addendum. Seller will provide Buyer with invoices identifying the
26 completed work and Notice of completion of the Repairs/Corrective Action using OREF 110 – Notice from Seller to Buyer and Seller will provide proof
27 of payment in full, unless being paid out of Escrow.

28 **4. REINSPECTION:** Buyer may, with Buyer's inspector, within ____ Business Days (two [2] if not filled in) following Seller's delivery of Notice of
29 completion (the "Reinspection Period"), reinspect the Property to confirm that the Repairs/Corrective Action have been completed. If Buyer does not
30 provide Seller with Notice of incomplete Repairs/Corrective Action using OREF 109 – Notice from Buyer to Seller during the Reinspection Period,
31 Buyer will be deemed to have accepted the Repairs/Corrective Action and condition of the Property.

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

34 **5. SELLER'S RESPONSE:** (*select only one*)
35 (a) Seller will perform the Repairs/Corrective Action on or before the Completion Date and give timely Notice of completion to Buyer. If
36 Seller checks this box, the Inspection Period will automatically terminate unless the Parties agree otherwise in writing.
37 (b) Seller declines to perform the Repairs/Corrective Action.

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

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

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