

SELLER'S REPAIR ADDENDUM

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

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

7 **1. REPAIRS/CORRECTIVE ACTION REQUESTED TO BUYER:** Seller will perform the following repairs and/or take other corrective action
8 ("Repairs/Corrective Action") described as follows.

9 _____
10 _____
11 _____
12 _____
13 _____
14 _____

15 _____ For additional details, see Addendum _____.

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

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

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

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

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

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

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

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

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

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

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

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

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