

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 "Buyer Repair Addendum") to Seller. Buyer's presentation of this Buyer Repair
6 Addendum to Seller will not 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 the Due Diligence Period section of the Sale Agreement for a description of the Parties' rights if the Due
27 Diligence Period is not properly extended and Buyer does not Notify Seller, before the end of that Due Diligence Period, that Buyer is satisfied with
28 the Due Diligence.

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

30 (a) If Seller signs and delivers this Buyer Repair Addendum to Buyer, Buyer is satisfied with and waives the Due Diligence Period (see
31 Due Diligence Period section of the Sale Agreement); or

32 (b) Seller's signing and Delivery of this Buyer Repair Addendum to Buyer does not constitute Buyer's satisfaction with or waiver of the Due
33 Diligence Period, and (*select one*)

34 (i) the Due Diligence Period remains as described in the Due Diligence Period section of the Sale Agreement, or

35 (ii) the end of the Due Diligence Period is extended to (*insert date*) _____.

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

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

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

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

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

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

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

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

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

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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