

SELLER'S REPAIR ADDENDUM

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

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

7 **1. REPAIRS/CORRECTIVE ACTIONS REQUESTED TO BUYER:** Seller will perform the following repairs or other corrective actions
8 ("Repairs/Corrective Actions") described as follows:

9 _____
10 _____
11 _____
12 _____
13 _____
14 _____ For additional details, 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 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 the Due Diligence Period, that Buyer is satisfied with
28 the Due Diligence.

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

- 30 (a) The Due Diligence Period remains as described in the Due Diligence Period section of the Sale Agreement.
31 (b) The end of the Due Diligence Period is extended to (*insert date*) _____.

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

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

- 35 (a) Buyer accepts Seller's offer to perform the Repairs/Corrective Actions, and (*select one*)
36 (i) Buyer is satisfied with and waives the Due Diligence Period; or
37 (ii) Buyer's signing and Delivery of this Seller Repair Addendum to Seller does not constitute Buyer's satisfaction with or waiver of the
38 Due Diligence Period.
39 (b) Buyer declines Seller's offer to perform the Repairs/Corrective Actions.

40 If Buyer declines the Repairs/Corrective Actions offered by Seller but is willing to propose different Repairs/Corrective Actions, Buyer will promptly
41 submit OREF C-526 – Buyer's Repair Addendum to Seller.

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

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