

BUYER'S REPAIR ADDENDUM

Buyer(s) _____
Seller(s) _____
Property Address or Tax ID # _____ (the "Property")

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

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

_____. For additional details, see Addendum _____.

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

2. INSPECTION PERIOD: Buyer should promptly Deliver this Buyer Repair Addendum to Seller. Buyer's failure to reach an agreement regarding 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 the final day of the Inspection Period will result in Buyer's acceptance of the Property in AS-IS condition.

3. COMPLETION DATE FOR REPAIRS/CORRECTIVE ACTION: The Repairs/Corrective Action will be completed on or before (*insert date*) _____ (the "Completion Date"). If the Completion Date for the Repairs/Corrective Action is beyond the scheduled Closing Date, the Parties should identify a new Closing Date as a part of this Buyer's Repair Addendum.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 022A | Released 01/2025
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Seller will provide Buyer with invoices identifying the completed work and Notice of completion of the Repairs/Corrective Action using OREF 110 – Notice from Seller to Buyer and Seller will provide proof of payment in full, unless being paid out of Escrow.

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

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

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

5. SELLER'S RESPONSE: (select only one)

(a) Seller will perform the Repairs/Corrective Action on or before the Completion Date and give timely Notice of completion to Buyer. If Seller checks this box, the Inspection Period will automatically terminate unless the Parties agree otherwise in writing.

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

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

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

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

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

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