

SELLER'S REPAIR ADDENDUM

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

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

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

_____. 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'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 Seller's Repair Addendum.

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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.

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

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

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

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

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

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

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

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

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

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 022B | Released 01/2024
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