

SELLER'S CONTINGENT OBLIGATION TO SELL ADDENDUM

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

Buyer and Seller agree that this Seller's Contingent Obligation to Sell Addendum (this "Contingent Sale Addendum") is part of the Sale Agreement.

1. THE SALE CONTINGENCY: Seller intends to enter into an agreement for the purchase of a replacement property ("Replacement Property"). Within ____ Business Days (five [5] if not filled in) after the Effective Date (the "Sale Contingency Period"), Seller may terminate the Sale Agreement if Seller does not: *(select only oneto define the contingency)*

- (a) enter into an agreement for the purchase of a Replacement Property;
- (b) waive or remove any inspection contingency for a Replacement Property;
- (c) waive or remove any appraisal contingency for a Replacement Property;
- (d) close a purchase of a Replacement Property; or
- (e) other: *(describe)* _____.

Seller will use Seller's best efforts to remove the Sale Contingency. Upon removal of the Sale Contingency, Seller will promptly Deliver Notice to Buyer.

2. EXPIRATION OF SALE CONTINGENCY PERIOD: If Seller does not Deliver Notice of termination before 5:00 pm on the last day of the Sale Contingency Period, then the Sale Contingency will be deemed waived.

3. EARNEST MONEY: If Seller terminates the Sale Agreement due to the Sale Contingency, all Deposits will be promptly refunded to Buyer.

4. TIMELINES: All timelines in the Sale Agreement, including the deadlines for Deposits, removal of contingencies, Closing, and rights of revocation,

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 099 | Released 01/2025
No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at: <https://orefonline.com/oref-forms-license-terms-and-conditions>.

SELLER'S CONTINGENT OBLIGATION TO SELL ADDENDUM

termination, or cancellation provided under state or federal law, if applicable, will begin on the first Business Day after: *(select one)*

(a) the Sale Contingency is waived by Seller or Seller has Delivered to Buyer Notice of removal of the Sale Contingency; or

(b) the date Buyer and Seller signed and accepted the Sale Agreement, and Buyer will proceed with inspections, appraisal, and other lender requirements before the removal of the Sale Contingency. If Seller terminates the Sale Agreement due to the Sale Contingency, Buyer will Deliver to Seller reasonably satisfactory evidence of payment, if any, of Buyer's inspection, appraisal, and mortgage interest rate lock fees incurred, and Seller will promptly reimburse Buyer for those payments.

5. BUYER'S RIGHT TO TERMINATE: Buyer may terminate the Sale Agreement by providing Seller with Notice of termination at any time before Seller Delivers Notice to Buyer of removal of the Sale Contingency, in which case all Deposits will be promptly refunded to Buyer.

6. ADDITIONAL PROVISIONS: *(describe)* _____

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

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

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

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

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

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 099 | Released 01/2025
No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at: <https://orefonline.com/oref-forms-license-terms-and-conditions>.

SELLER'S CONTINGENT OBLIGATION TO SELL ADDENDUM

SELLER'S NOTICE TO BUYER

Seller hereby gives Notice to Buyer that Seller: *(select one)*

- (a) removes the Sale Contingency; or
- (b) terminates the Sale Agreement.

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

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

BUYER'S NOTICE TO SELLER OF TERMINATION

Buyer hereby gives Notice to Seller that Buyer terminates the Sale Agreement.

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

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