**ADDENDUM TO PURCHASE AND SALE CONTRACT**

**COVID-19**

Effective Date of this Addendum: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2020

PURCHASER and SELLER acknowledge that mandatory and voluntary closures, quarantines, isolations and restrictions on business due to COVID -19 issues could cause delays or prevent either party’s ability to perform their obligations to close by the Closing Date. Examples include delays and closures by lenders, land records offices, title companies, law firms, appraisers, home inspectors, fire safety code inspectors, municipal zoning inspectors, vendors needed to complete repairs required by the Contract and other service providers involved in the sale and purchase of property.  PURCHASER or SELLER becoming infected or showing symptoms of COVID-19 could cause delays or prevent a party’s ability to perform their obligations to close by the Closing Date.  PURCHASER and SELLER agree that should either need an extension of the Closing Date due to COVID-19 Issues, the requesting party will notify the other party promptly in writing or by email stating the specific COVID-19 Issue, and the Closing Date will automatically be extended by 20 business days.  The requesting party is encouraged to notify the attorneys and any Realtors involved with the transaction.  PURCHASER and SELLER agree that if either party is unable to close after the 20 day extension, either party may terminate this Contract by providing written notice to the other party.   In the event of a termination under the terms of this addendum all deposit money shall be returned to PURCHASER.  A COVID-19 issue does not include adverse financial circumstances experienced by the purchaser and such circumstances shall not be a basis for an extension or termination of this Contract.  If this Contract contains a financing contingency, the contingency deadline shall become the extended Closing Date. All other contingencies contained in this Contract which have not expired as of the Effective Date of this Addendum shall be extended to the earlier of 20 business days from the original contingency deadline or the extended Closing Date.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

Purchaser Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

Purchaser Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

Seller Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_

Seller Date