**COVID-19 ADDENDUM #\_\_\_\_\_\_\_\_\_\_\_**

This Addendum is made on , to a sales contract (“Contract”) offered on , between (“Buyer”) and (“Seller”) for the purchase and sale of Property: .

Buyer and Seller acknowledge that the Coronavirus (COVID-19) pandemic may have unforeseeable and indefinite impacts on real estate transactions. This Addendum is designed to protect the parties from Default in the event they are unable to perform due to circumstances beyond their control. This Addendum may be used during or after contract ratification, and may be used to extend deadlines and Settlement Date as many times as the parties mutually agree. Nothing in this Addendum prohibits the parties from agreeing in writing to execute a Release under terms acceptable to both parties.

1. **UNFORESEEABLE EVENT.** “Unforeseeable Event” means any event or circumstance beyond a party’s reasonable control that causes performance to become impossible or impracticable, including but not limited to: epidemics/pandemics (including COVID-19); quarantines; governmental declaration(s) of emergency; closings of or delays in related government and business services such as land records, lenders and title/escrow; strikes; riots; wars; or acts of God.

1. **NO DEFAULT.** Buyer and/or Seller shall not be in Default or incur any liability to the other party for any losses or damages of any nature for any failure or delay in the performance of their obligations under this Contract arising out of or caused by, directly or indirectly, an Unforeseeable Event. Such obligations under this Contract include, but are not limited to, Performance, Settlement, or delivery of possession of Property.

**(OPTIONAL – Initial Paragraph 3 OR 4)**

1. **GENERAL SETTLEMENT DATE & DEADLINE EXTENSION.** All deadlines under this Contract, including Settlement Date, are extended by Days.
2. **SPECIFIC EXTENSION(S).** The following checked deadlines and/or Settlement Date are extended by Days **(check all that apply)**: 🞏 Settlement Date; 🞏 Home Inspection Deadline; 🞏 Radon Testing Deadline; 🞏 Financing Deadline; 🞏 Appraisal Deadline; 🞏 Well Inspection Deadline; 🞏 Septic Inspection Deadline; 🞏 Sale of Buyer’s Property and Kick-Out Deadline; 🞏 Seller Purchasing Another Home Deadline; 🞏 Short Sale Deadline; 🞏 Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

This Addendum shall not alter, modify, or change this Contract and, except as modified herein, all of the terms and provisions of this Contract are expressly ratified and shall remain in full force and effect.

**SELLER: BUYER:**

 / /

Date Signature Date Signature

 / /

Date Signature Date Signature

 / /

Date Signature Date Signature

 / /

Date Signature Date Signature