



## COVID-19 Contract Addendum

Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services essential to Closing, is disrupted, delayed, caused or prevented by government ordered quarantine and/or travel restrictions of any essential parties to the closing of this transaction and/or closure of any essential businesses to the closing of this transaction as a result of the COVID-19 virus.

"Essential Parties" / "Essential Businesses" means, buyer, seller, buyer's lender, buyer's financial institution, buyer's home owners insurance provider, business services (e.g., property inspectors, licensed pest control operators, surveyors, etc), selling brokerage, listing brokerage and/or closing agent.

If COVID-19 quarantines (whether governmentally required or self-imposed), travel restrictions or closures result in the unavailability of Essential Parties or Essential Businesses, Buyer or Seller may elect to extend all time periods in the Purchase Contract by up to 10 days after those quarantines or travel restrictions have been lifted by providing the other party with written notice of such unavailability and such election. However, if such quarantines, travel restrictions, or closures continue to prevent the parties from closing by more than 30 days beyond the Scheduled Closing Date, unless further extended by agreement of the parties, then either party may terminate this contract by delivering written notice to the other party and the deposits shall be refunded to Buyer, minus fees and costs incurred by Buyer, thereby releasing Buyer and Seller from all further obligations under the Purchase Contract.

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Seller/Date

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Seller/Date

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Buyer/Date

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Buyer/Date