

ADDENDUM CV – Coronavirus (COVID-19) Provisions

1 This Addendum is made part of the Offer to Purchase dated _____, made by _____
2 _____ (Buyer), with respect to the Property at _____
3 _____.

4 ■ Coronavirus (COVID-19) Extensions for Office Closures. If a government entity, such as the Register of Deeds,
5 or a settlement service provider, such as an inspector, lender, appraiser or title company, closes its offices and
6 such closure makes it impossible for Buyer or Seller to perform under this Offer, then any outstanding Deadlines
7 will automatically be extended for the duration of the closure for up to _____ days (%20+if left blank) upon written
8 notice by one Party to the other indicating the closure and its effect on the transaction. The costs associated with
9 any delay or extension will be the responsibility of the Party as determined by the contingency in the Offer, unless
10 the Parties agree otherwise in writing. The Deadline extension ends upon written notice by one Party to the other
11 alerting them of the government or settlement service office reopening. If the government or settlement service
12 provider office is closed for more than 30 days, this Offer shall terminate on the 31st day of such closure unless
13 otherwise agreed to by the Parties in writing.

14 ■ Coronavirus (COVID-19) Isolation Extension and Access. The Parties acknowledge this Offer occurs during a
15 time when the spread of coronavirus may cause delays or render it impossible for one or more Parties to perform
16 their contractual obligations in a timely manner. If Buyer or Seller is subject to coronavirus isolation or quarantine,
17 then any outstanding Deadlines will be extended for up to _____ days (%4+if left blank) upon notice by one Party
18 to the other of the coronavirus precaution. In addition, (Buyer) (Buyer and Buyer's agents, inspectors, testers and
19 contractors) **STRIKE ONE** (%Buyer and Buyer's agents, inspectors, testers and contractors+if neither is stricken)
20 shall not have access to the Property for up to _____ days (%4+if left blank) upon written notice by one Party to
21 the other of the coronavirus precaution, unless otherwise agreed to by the Parties in writing. Parties are encouraged
22 to make accommodations (e.g., power of attorney, electronic documentation) wherever possible. The costs
23 associated with any delay or extension will be the responsibility of the Party as determined by the contingency in
24 the Offer, unless the Parties agree otherwise in writing.

25 **CAUTION: Parties may need to consider an escrow agreement in the event the Parties wish to close and**
26 **items of concern remain due to the lack of inspection, follow-up inspection, testing, etc. An attorney or**
27 **Parties should draft the escrow agreement.**

28 ■ **READING:** By initialing and dating below, each Party acknowledges they have received and read a copy of this
29 Addendum.

30 (X) _____ (Date) (X) _____ (Date)
31 (Buyer(s) Initials) (Date) (Buyer(s) Initials) (Date)
32 (X) _____ (Date) (X) _____ (Date)
33 (Seller(s) Initials) (Date) (Seller(s) Initials) (Date)