



## To be used in conjunction with the Residential Real Estate Purchase Agreement approved by the Northwest Ohio REALTORS<sup>®</sup> *fka* Toledo Regional Association of REALTORS<sup>®</sup>

This	COVID-19	Addendum	n ("Adden	dum") is	made	part of	the	Residential	Real	Estate	Purchase	e Ag	reement	dated
		,	20,	between	ı							as	Seller,	and
					as	Pur	chase	er, for	th	ne	Property		located	at
									("Agre	ement")	. In the ev	ento	of any cor	iflict or
ambi	guity in the t	terms of the	Agreeme	nt and this	s Adder	ndum, the	e term	s of this Add	dendur	m shall g	govern. Ai	ny te	rms not d	efined
here	n shall have	e the same i	meaning a	s set forth	in the	Agreeme	ent.							

In the event either party is prevented from timely performing its obligations, completing inspections, or satisfying any other condition precedent under the Agreement as the result of: (1) a COVID-19 caused work-stoppage, shutdown, and/or the closure of a governmental entity, financial institution, or other business essential to Closing; or (2) such party becoming subject to a medically required quarantine, government ordered travel restriction, or similar COVID-19 related occurrence or circumstance (each of the foregoing, a "COVID-19 Condition"), then the party whose performance is prevented by the COVID-19 Condition shall provide written notice to the other party describing the COVID-19 Condition (the "Notice"), and all time periods under the Agreement, which have not expired prior to the date of such Notice, including but not limited to the Financing Contingency Period, Inspection Period, and Closing, shall be extended for a period of **10 days** from the date that the COVID-19 Condition under the Agreement. If the COVID-19 Condition continues for more than \_\_\_\_\_\_\_ days beyond the Closing date originally established by the Agreement, then either party may terminate the Agreement by delivering written notice of termination to the other party, whereupon all deposits shall be promptly refunded to the Purchaser, and the parties shall be released from all further obligations under the Agreement. If the transaction contemplated by the Agreement fails to close as a result of the COVID-19 Condition to the other party, whereupon all deposits shall be promptly refunded to the Purchaser, and the parties shall be released from all further obligations under the Agreement. If the number of days in the preceding sentence is left blank, then the Agreement shall automatically terminate if the transaction contemplated by the Agreement fails to close as a result of the COVID-19 Condition by the date that is thirty (30) days following the Closing date originally established by the Agreement.

Additional Terms and/or Amendments. The parties agree to amend the Agreement by adding and/or changing the terms as follows:

This COVID-19 Addendum, upon execution by the parties, becomes an integral part of this Agreement.

Purchaser Signature	Date	Seller Signature	Date	
Purchaser Signature	Date	Seller Signature	Date	