

**ADDENDUM OR AMENDMENT TO
PURCHASE AGREEMENT:
CORONAVIRUS DISEASE OF 2019
(COVID-19)**

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1. Date _____

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3. ☐ **Addendum** ☐ **Amendment** to Purchase Agreement between parties, dated _____,
----- (Check one.) -----

4. pertaining to the purchase and sale of the Property at _____

5. _____

6. **NATURE AND PURPOSE:** Both Buyer and Seller agree to work in good faith to perform their obligations under this
7. Purchase Agreement within the stated timelines herein, with both parties acknowledging that the evolving circumstances
8. of the coronavirus/COVID-19 may result in unknown or unforeseen events, delays, closings, or cancellations beyond
9. the control of the parties. Buyer and Seller understand and acknowledge that the unprecedented global COVID-19 pandemic
10. may make the performance of the Purchase Agreement within the specific timelines set forth impossible or impracticable.
11. Government entities have issued restrictions on certain travel, requirements for self-isolation, and closure of government
12. and private offices whose services may be required to fulfill the terms of the Purchase Agreement including, but not
13. limited to, funding, closing, and recording real estate transactions.

14. For Purposes of this Addendum or Amendment, "COVID-19 Related Event" means:

15. 1. Quarantine ordered by a government authority or an attending physician;
16. 2. Hospitalization of Buyer or Seller for COVID-19 illness;
17. 3. Inability of the Buyer or Seller to access the services of other persons or entities to fulfill the terms agreed
18. to in the Purchase Agreement as a result of COVID-19 pandemic restrictions, including but not limited to, agents,
19. attorneys, title or property insurers, inspectors, or governmental entities; or
20. 4. A similar unforeseen impediment related to the COVID-19 pandemic that is outside the reasonable knowledge
21. or control of the delayed party.

22. The parties acknowledge that more time may be needed to complete various clauses of this Purchase Agreement. For
23. the above reasons, Buyer and Seller hereby agree to amend or add the following provision(s) to the Purchase Agreement:
24. (Check all that apply.)

25. ☐ Buyer and Seller agree to extend all deadlines in the Purchase Agreement by _____ Calendar Days if either
26. party provides written notice of the COVID-19 Related Event to the other party, or licensee representing or assisting the
27. other party, as soon as reasonably possible but in any event before the Closing Date ("COVID-19 Extension Date"). In the
28. event the COVID-19 Extension Date expires prior to a resolution of the COVID-19 Related Event, the parties may agree in
29. writing to an additional extension period or either party may cancel the Purchase Agreement by providing written
30. notice to the other party, or licensee representing or assisting the other party, of party's intent to cancel based on
31. the COVID-19 Related Event no later than the end of the COVID-19 Extension Date. If either party cancels the
32. Purchase Agreement, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming
33. said cancellation and directing all earnest money paid hereunder to be: (Check one.)

34. ☐ **REFUNDED TO BUYER** ☐ **FORFEITED TO SELLER.**

35. ☐ **OTHER:** _____

36. _____

37. _____

38. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)

39. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)

40. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
41. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**