

THIRD-PARTY DELAY ADDENDUM

The following is part of the Residential Purchase and Sale Agreement dated _____, 20____, (the "Agreement") between:

_____ ("Buyer")
and _____ ("Seller")
concerning _____ (the "Property").

- 1. THIRD-PARTY DELAYS.** If, through no fault of Buyer and Seller, this sale cannot be closed by the specified Closing Date due to circumstances directly attributable to a Third-Party that is a material part of the transaction (including but not limited to, escrow, title, lender, applicable county recorders offices, permitting offices and banks (together "Third-Party")) and COVID-19, (i) the Closing for the transaction shall be automatically extended for up to (Check One)___ 5 days, ___ 15 days, ___ (other)_____ (15 days if unchecked) and (ii) Buyer and Seller agree that the Possession Date shall be (Check One) ___ changed to the new Closing Date, ___ changed to the following date: _____, or ___ unchanged (changed to the new Closing Date if unchecked). This is done to accommodate circumstances causing delay beyond the control of either Buyer and /or Seller related to COVID-19. In any event, the Closing shall be as soon as reasonably possible. Either Buyer or Seller may request satisfactory proof that issues pertaining to COVID-19 and a Third-Party are the underlying reasons for any delay and the replying party must supply the same within five (5) days of said request. Failure to provide proof shall be considered a material breach of the Agreement. All contingencies that have not been previously waived/satisfied, shall be automatically extended in accordance with the Closing extension.
- 2. CONFLICTS.** In the event of any conflict between this Addendum and the balance of the Agreement then this Addendum shall control.

All other terms and conditions of the Agreement remain unchanged. All capitalized terms used herein that are not specifically defined in this Addendum shall have the same meaning as set forth in the Agreement.

BUYER INITIALS: _____ DATE: _____ SELLER INITIALS: _____ DATE: _____

BUYER INITIALS: _____ DATE: _____ SELLER INITIALS: _____ DATE: _____