



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

# ADDENDUM Covid-19 Virus Planning



This ADDENDUM is intended to amend a certain Purchase Agreement, Binder or Contract dated \_\_\_\_\_  
(the "Agreement") concerning real property located at;

\_\_\_\_\_, \_\_\_\_\_,  
between the undersigned parties.

The parties recognize that the COVID-19 virus (a/k/a coronavirus) may cause unanticipated delays in processing the financing application, government actions to quarantine or require "social distancing", their own availability should they take sick, and the availability of building inspectors, attorneys and land record offices. While the parties acknowledge that such delays, if any, may be unlikely, they believe it is prudent to make the following amendments to their Agreement:

1. Buyer(s) shall endeavor to require their inspectors and contractors who are provided access to the interior living areas of the Property in order to conduct tests, inspections and other due diligence to wash their hands or use hand sanitizing products prior to conducting such tests, inspections and other due diligence and to clean doorknobs, faucet handles, countertops and other areas they touch with cleaning products provided by Seller(s).
2. Buyer(s) shall endeavor to order title and municipal record searches as soon as due diligence and any negotiations concerning due diligence have been completed and pay the usual charges for those services.
3. Seller(s) shall notify Buyer(s) as soon as possible if any person residing in the Property tests positive for, is being treated for the COVID-19 virus or is under quarantine or "social distancing" as a result of exposure to COVID-19. In that event, Buyer(s) at Buyer(s) option may extend the date for completion of due diligence for a period not exceeding fourteen (14) days.
4. In the event that either Buyer or Seller cannot close on the date set forth in the Purchase Agreement due to a delay caused by an Act of God, government mandated quarantine or an illness to a party or a party's attorney or settlement agent due to or resulting from COVID-19, that party who cannot close shall promptly notify the other party. If such Notice is given, the Closing date shall be extended to a mutually agreeable date not longer than thirty (30) days from the original Closing date. Buyer and Seller shall equally share in the cost of any nonrefundable fee actually incurred by BUYER to extend, refresh or renew any mortgage commitment granted Buyer by Buyer's lender pursuant to the provisions of the Purchase Agreement that would expire during the thirty (30) day extension period.
5. If the parties close but the recording office is closed during its regular, published hours as a result of a declared state of emergency or public health emergency, pandemic (specifically including COVID-19), or government mandated quarantine, the parties shall equally divide the cost of "gap" title insurance as an endorsement to any mortgagee or owners title insurance policy Buyer(s) purchase at the time of the closing. (Note: many title insurers will provide coverage during the gap period at no additional cost: check with your attorneys).

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|--------------------|-------------------|
| Seller's signature | Buyer's signature |
| Seller's name      | Buyer's name      |
| Seller's signature | Buyer's signature |
| Seller's name      | Buyer's name      |
| Date:              | Date:             |