



REPAIR ADDENDUM

The following is part of the Purchase and Sale Agreement dated _____ between _____ ("Buyer") and _____ ("Seller") concerning _____ ("the Property").

1. INSPECTION CONTINGENCY. This Addendum represents the agreement of Seller and Buyer concerning repairs or modifications to the Property in satisfaction of the inspection contingency set forth in NWMLS Form 35. This Addendum is intended to be used in conjunction with NWMLS Form 35R.

2. REPAIRS / MODIFICATIONS TO BE DONE. Seller shall, at Seller's expense, ensure that the following repairs or modifications are completed (the "Work"): _____

3. STANDARDS FOR REPAIRS / MODIFICATIONS. All Work shall be completed in a manner that is commercially reasonable, workmanlike, with materials of reasonably good quality, and in compliance with all applicable laws, regulations and codes. All Work shall be performed by person(s)/firm(s) who are qualified, reputable and, to the extent required by law, licensed, bonded and insured as contractors with designation or specialty appropriate to the Work. Any required government permits and inspections shall be obtained for all Work.

4. TIME FRAME / REMEDIES. The Work shall be completed no later than _____ days prior to Closing (5 if not filled in) (the "Work Deadline"). If the Work is not completed by the Work Deadline, Buyer may, at Buyer's option and with notice to Seller, extend the Closing Date for a time period to be chosen by Buyer but not to exceed _____ days (10 if not filled in) to allow for the Work to be completed.

Check if applicable: If, upon reinspection by Buyer's inspector as authorized by NWMLS Form 35 or otherwise, the inspector disapproves the Work, the Work shall be deemed "not completed" and Buyer shall have the option to extend the Closing Date as set forth in paragraph 4 herein.

All other terms and conditions of the Agreement remain unchanged.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____