



RESIDENTIAL REAL ESTATE PURCHASE
COVID-19 ADDENDUM



To be used in conjunction with the Residential Real Estate Purchase Agreement
approved by the Northwest Ohio REALTORS fka Toledo Regional Association of REALTORS

This COVID-19 Addendum ("Addendum") is made part of the Residential Real Estate Purchase Agreement dated
..., 20__, between
as Purchaser, for the Property located at
("Agreement"). In the event of any conflict
or ambiguity in the terms of the Agreement and this Addendum, the terms of this Addendum shall govern. Any terms not
defined herein shall have the same meaning as set forth in the Agreement.

In the event of a COVID-19 caused work-stoppage, shutdown, and/or closure of a governmental entity, financial institution, or
other business essential to Closing prevents performance of the Agreement by either party, or in the event either party
becomes subject to a medically required quarantine, government ordered travel restriction, or similar COVID-19 related
occurrence or circumstance that prevents performance of the Agreement (any of the foregoing, a "COVID-19 Condition"),
then: (a) neither party shall be liable to the other for damages arising out of such COVID-19 Condition; and (b) all time
periods, including but not limited to the Financing Contingency Period, Inspection Period, and Closing, shall be extended up
to 10 days from the date that the COVID-19 Condition(s) terminates, ceases and/or no longer prevents the parties'
performance under the Agreement, provided, however, if a COVID-19 Condition continues for more than sixty (60) days
beyond the Closing date originally established by the Agreement, then either party may terminate the Agreement, at any
time, by delivering written notice 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.

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