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Form: COVID-19 AMENDMENT 03/20

### COVID-19 AMENDMENT TO SALE CONTRACT

1 SALE CONTRACT DATE: \_\_\_\_\_

2 PROPERTY: \_\_\_\_\_

3 SELLER: \_\_\_\_\_

4 BUYER: \_\_\_\_\_

5 The current world-wide Coronavirus (COVID-19) pandemic has had unprecedented impacts on real estate transactions,  
6 including, but not limited to, travel restrictions, self-imposed isolation, government mandated quarantine, and closures of  
7 both governmental and private offices required to fund, inspect, close and record real estate transactions.

8 In the event that maintaining the initial Closing date becomes impossible or impractical to one or both of the parties as a  
9 result of force majeure circumstances related to COVID-19 (such as Buyer's or Seller's inability to travel or sign documents,  
10 delays related to government and business services, including delays by lenders, title/escrow companies, county assessors,  
11 recorder of deeds, or otherwise) Buyer and Seller agree as follows: **(check box, if applicable):**

12  Buyer and Seller agree to extend Closing by up to \_\_\_\_ days (30 if none stated) after which Buyer or Seller may  
13 terminate the Sale Contract and Buyer's earnest money shall be returned, subject to paragraph 12.

14 **Note: If Closing is extended Buyer should contact their lender regarding their mortgage rate lock and any**  
15 **related fees that may occur.**

16  If Buyer's loan contingency has been removed and Buyer is unable to fund their loan and/or close due to Buyer's  
17 loss of income related to COVID-19, then Buyer or Seller may terminate the Sale Contract and Buyer's earnest money  
18 shall be returned, subject to paragraph 12.

19

20  Buyer and Seller agree to mutually terminate the Sale Contract and Buyer's earnest money shall be returned, subject  
21 to paragraph 12.

22 All other provisions of the Sale Contract shall remain in full force and effect.

23 THIS AMENDMENT may be executed electronically, in counterparts, and via facsimile and may only be modified in  
24 writing signed by Buyer and Seller.

25 \_\_\_\_\_  
26 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

27 \_\_\_\_\_  
28 Buyer Printed Name Seller Printed Name

29 \_\_\_\_\_  
30 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

31 \_\_\_\_\_  
32 Buyer Printed Name Seller Printed Name