



Sale Agreement # _____

2.5 REPAIR ADDENDUM

1 **1. Property Address or Description:** _____

2 **2. Names of Parties to this Agreement:**

3 Buyer _____ Seller _____

4 Buyer _____ Seller _____

5 Buyer _____ Seller _____

6 Buyer _____ Seller _____

7 **3. Party Presenting this Repair Addendum # ____:** Buyer Seller

8 **4. Seller to contract with licensed and bonded contractor(s) to complete the following repairs in a workmanlike manner at Seller's**
9 **expense:** _____

10 _____
11 _____
12 _____
13 _____
14 _____
15 _____

16 **5. Seller to competently perform the following repairs at Seller's expense without requirement of licensed and bonded**
17 **contractor(s):** _____

18 _____
19 _____
20 _____

21 **6. Repair Completion Date; Seller Notification; Buyer's Right of Reinspection.**

22 Seller shall have all above repairs completed no later than _____ [Date]. Upon completion of all repairs, Seller shall
23 Promptly notify Buyer in writing using **Form 2.23 Notice of Completion of Repairs**. Buyer will have **3 Business Days** or _____
24 **Business Days** ("Reinspection Period") to reinspect the Property after receiving notification from Seller. The Buyer's right of
25 reinspection is limited to inspection of completed repairs only. If repairs are not completed as described above, Buyer will immediately
26 notify Seller using **Form 2.23 Notice of Completion of Repairs** and deliver evidence of all deficiencies to Seller. ***If Buyer does not***
27 ***complete reinspections by the end of the Reinspection Period or does not deliver notice and evidence of deficiencies to Seller by the***
28 ***end of the Reinspection Period, Buyer will be deemed to have accepted Seller's repairs as sufficient.***

29 Until the end of the Reinspection Period, Buyer may request copies of any invoices that Seller receives for work performed by licensed
30 contractors. Seller shall Promptly deliver copies of the invoices upon Buyer's request.

31 Seller will have **3 Business Days** or _____ **Business Days** ("Correction Period") after receiving Buyer's notice and evidence of
32 deficiencies to have repairs completed as described above and provide Buyer evidence of the same. If Seller fails to complete the
33 repairs as described above, Buyer may terminate the transaction within **2 Business Days** after the end of the Correction Period by
34 delivering **Form 5.3 Buyer's Notice of Termination** to Seller along with evidence of Seller's failure to complete the repairs as described
35 above. All Earnest Money will be Promptly refunded to Buyer if the termination is based on Seller's failure to complete repairs as
36 described above.

37 ***Note: If Buyer and Seller mutually accept this Repair Addendum or any Form 2.2 General Addendum modifying payment terms in***
38 ***lieu of repairs during the Due Diligence Period, the Due Diligence Period ends and the Buyer will be deemed to have accepted the***
39 ***condition of the property, subject to the Form 2.6 Lead-Based Hazard Addendum and to the terms of this Repair Addendum or Form***
40 ***2.2 General Addendum modifying payment terms in lieu of repairs.***

41 **7. Response:** **ACCEPTS** **REJECTS**

42 **8. Signatures.**

43 **By selecting "Accepts" in Section 7 and signing below, the Parties agree to the terms of this addendum and make it part of the**
44 **above referenced Sale Agreement:**

45 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

46 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

47 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

48 Buyer: _____ Dated: _____ Seller: _____ Dated: _____