

COVID-19 ADDENDUM TO REAL ESTATE PURCHASE CONTRACT

(For the Exclusive Use of Realtor® Members of the Central Illinois Board of Realtors®)

This amendment is attached to and made part of the Real Estate Purchase Contract for the property at

Property: _____

Buyer: _____

Seller: _____

- I. Except as modified by this Addendum, all of the terms and conditions contained in the Contract remain in full force and effect. In the event of any conflict between the terms and conditions of this Addendum and the terms and conditions of the Contract, the terms and conditions of this Addendum shall prevail. Capitalized terms used and not defined in this Addendum shall have the meaning given to such terms in the Contract.
- II. In the event that (i) Buyer, (ii) Seller, (iii) a government entity reasonably necessary to effectuate the Closing (such as the Recorder of Deeds or a government entity responsible for assessing transfer taxes or issuing transfer stamps); or (iv) any of Buyer's or Seller's third party service providers who provide services to Buyer or Seller, or their agents, and is necessary to effectuate the Closing (such as Buyer's mortgagee, title company, escrow agent, or Buyer's or Seller's attorneys) ("Necessary Third Party") are delayed, hindered, or prevented from performing any act required under the Contract or reasonably necessary to effectuate the Closing, by reason of a government or Necessary Third Party closure, delay, or inability to perform because of the outbreak of COVID-19, then either Buyer or Seller may extend the Closing Date by up to _____ days ("COVID-19 Extension") by providing written notice to the other party.

Buyer Signature

Date

Seller Signature

Date

Buyer Signature

Date

Seller Signature

Date