



Lynchburg Association of REALTORS®



COVID-19 ADDENDUM

This Addendum is attached to and made a part of the Purchase Agreement dated _____, 20____ (the "Purchase Agreement") between _____ ("Purchaser") and _____ ("Seller"), for the sale of the certain real property and all improvements thereon located in the City/County of _____, Virginia, and described in the Agreement as _____ (the "Property"), and provides as follows:

1. If a party or their respective settlement agent or lender becomes the subject of a voluntary or mandatory COVID-19 virus quarantine or closure and it results in a party's inability to perform on the settlement date, then the settlement date shall, upon the written notification by the affected party to the other party, be extended for a period of up to five (5) days after such quarantine or closure order is terminated, but in no event shall the settlement date be extended for more than thirty (30) days unless otherwise mutually agreed upon by the parties. The affected party shall give written notice to the other party as soon as practical after learning of the quarantine or closure, and again when the quarantine or closure is concluded so the parties can complete settlement within the said five (5) day period.

2. In addition to the above, each party acknowledges that the Circuit Court Clerk's Office where the Property is located may be subject to restricted hours of operation or closure and the following may occur: (i) recordation of the deed and disbursement of Seller's proceeds may be delayed until recordation of the deed; or (ii) upon the direction of Purchaser's title company or lender, if applicable, the settlement date of the transaction may be delayed until the Clerk's Office reopens for recordation of the deed. In either case, each party and their settlement agent shall diligently pursue recordation of the deed and disbursement of the Seller's proceeds.

3. As used in this Addendum, "days" shall mean calendar days and "written notice" shall mean delivery of such notice to the other party or their respective broker or salesperson by hand delivery, or by email or electronic transmission provided the sender retains sufficient proof of the electronic delivery.

4. Other terms: _____

WITNESS the following authorized signatures:

Purchaser Date

Seller Date

Purchaser Date

Seller Date

Purchaser Date

Seller Date