



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.
COVID-19 ADDENDUM



This Addendum is made as of _____, 2020, to the Residential Sales Contract (the "Contract") dated _____, 20____ between _____ ("Buyer") and _____ ("Seller") for the purchase and sale of the real property located at _____.

Buyer and Seller agree that the current world-wide Coronavirus (COVID-19) pandemic is impacting real estate transactions in unprecedented ways.

If complying with the terms of the Contract is not possible or practical as a result of unforeseen circumstances related to COVID-19, including but not limited to the declaration of a state or national emergency, a lack of inspectors, Buyer's or Seller's inability to travel to sign documents, Buyer or Seller being subject to a mandatory quarantine, closings of or delays in related government and business services such as closing of lenders, title/escrow, or otherwise (hereinafter "COVID-19 Condition"), Buyer and Seller agree as follows:

1. To extend all deadlines in the Contract by _____ days after the end of the COVID-19 Condition ("COVID-19 Extension Date"). Should the COVID-19 Condition extend beyond _____ days after the last closing date provided in Paragraph 12 of the Contract or as otherwise agreed to in writing by Buyer and Seller, either Buyer or Seller shall have the right to terminate the Contract by written notice to the other party.
2. If the Contract is terminated under Paragraph 1 of this Addendum, the earnest money deposit shall be returned to the Buyer.
3. ☐ If checked: Notwithstanding that Buyer may have removed the financing contingency, Buyer and Seller agree that if Buyer's inability to fund their loan and close under the Contract is due to Buyer's loss of income from COVID-19 related issues, then either party may terminate the Contract by written notice to the other party and the earnest money deposit shall be returned to Buyer.
4. Other: _____

All other terms and conditions of the Contract are ratified and affirmed and shall remain in full force and effect.

SELLER:

BUYER:

Signature of Seller Date/Time

Signature of Buyer Date/Time

Signature of Seller Date/Time

Signature of Buyer Date/Time