VIRGINIA REALTORS®
COVID-19 ADDENDUM

This Addendum is made on _____ to a Sales Contract ("Contract") dated _____ between _____ ("Purchaser") and _____ ("Seller") for the purchase and sale of Property: _____.

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

In the event that 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; Purchaser's or Seller's inability to travel to sign documents; Purchaser 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") the Parties agree as follows:

1. Purchaser and Seller agree to extend all deadlines in the Contract by 15 or ____ Days after the end of the COVID-19 Condition ("COVID-19 Extension Date"). Should the COVID-19 Condition extend 60 or _____ Days after the last Settlement Date agreed to in writing, either Party shall have the right to terminate the Contract by written notice to the other party. Purchaser and Seller understand and agree that this Addendum will have no affect on deadlines related to the delivery of a Property Owner's Association Act packet (VA Code 55.1-1808) or Virginia Condominium Act resale certificate (VA Code 55.1-1990).
2. In the event that the Contract is terminated under Paragraph 1, the Deposit shall be returned to the Purchaser.
3. ☐ If checked: Purchaser and Seller agree, notwithstanding that Purchaser may have removed their financing contingency, that if Purchaser's inability to fund their loan and settle is due to Purchaser's loss of income from COVID-19 related issues, then either party may cancel the Contract and Purchaser's Deposit shall be returned to Purchaser.
4. Other: _____
   _____

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

SELLER:	**PURCHASER:**
_____/_____	_____/_____
Date Signature	Date Signature
_____/_____	_____/_____
Date Signature	Date Signature
_____/_____	_____/_____
Date Signature	Date Signature
_____/_____	_____/_____
Date Signature	Date Signature

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