



COVID-19 AMENDMENT TO PURCHASE AND SALES AGREEMENT
Rhode Island Association of REALTORS®



SELLER(S): _____

BUYER(S): _____

PROPERTY ADDRESS: _____

In reference to the above Purchase and Sales Agreement ("Agreement"), the undersigned Seller and Buyer agree to attach and make this Amendment part of the Agreement.

ACKNOWLEDGMENT

Buyer and Seller acknowledge that the global COVID-19 pandemic has had and will continue to have far-reaching effects on health, public safety, and the economy. Effects arising from the COVID-19, including, but not limited to, government-ordered restrictions; subsection of Buyer or Seller to a mandatory quarantine; or the unavailability or closure of government or business services, may delay or, in some cases, prevent this transaction from occurring. Buyer and Seller agree to act in good faith and to use reasonable efforts to fulfill the terms of the Agreement. Updates on executive orders of the Governor of Rhode Island can be found on www.governor.ri.gov/.

CLOSING EXTENSION

In the event that a COVID-19-related issue will delay the closing of this Property, Buyer and Seller agree to automatically extend the most recent Closing Date, including Amendments, for a period of ten business days.

MORTGAGE CONTINGENCY

_____ (Initial if applicable – both Buyer and Seller must initial for the following to be enforceable.)

BUYER'S INITIALS SELLER'S INITIALS
If Buyer's mortgage lender withdraws its funding to Buyer after the Mortgage Contingency Deadline as a result of a loss of Buyer's employment or income relating to the COVID-19 virus, Buyer and Seller agree to amend the Mortgage Contingency to allow either party to terminate this Agreement by sending written notice to the other. Buyer shall be entitled to a refund of the Deposits.

Additional Provisions:

Empty rectangular box for additional provisions.

This Amendment, upon its execution by all parties to the Agreement, is made an integral part of the Agreement. This Amendment supersedes any conflicting or inconsistent provisions of the Agreement. All other consistent provisions of the Agreement remain in full force and effect.

NOTICE: THIS IS A LEGAL DOCUMENT THAT CREATES BINDING OBLIGATIONS.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

By signing below, the parties acknowledge that they have read and understand this Amendment and received a copy thereof.

Table with 3 columns: Name, Printed Name, Date. Rows for Seller and Buyer.

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