



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.

ACKNOWLEDGEMENT

Buyer and Seller acknowledge that a declaration by the United States and Rhode Island governments of a state of emergency arising from the COVID-19 virus may prevent or delay the recording of a deed; the issuance of a smoke/carbon monoxide detector certificate by a government agency or private fire district; the performance of a title search or other government or quasi-government services; and the conducting of inspections, appraisals, and other business-related services that are necessary for Buyer and Seller to fulfill their duties under this Agreement.

EXTENSIONS

Buyer and Seller agree to extend the following deadlines until _____ days after both the United States and Rhode Island government-ordered states of emergency have been lifted. (check all that apply). In the event that both government-ordered states of emergency extend more than _____ days after the Closing Date, either party may terminate this agreement by sending written notice to the other party. Buyer shall have the right to the Deposits.

[] Closing Date/Place Section [] Mortgage Contingency Section [] Inspections Contingency Section

[] Other: (please specify) _____ Section _____

MORTGAGE CONTINGENCY

_____ (initial if applicable) Buyer and Seller agree to amend the Mortgage Contingency to allow either party to terminate this Agreement, by sending written notice to the other, 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 shall be entitled to a refund of the Deposits.

Additional Provisions:

[Empty 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 of it.

Seller _____ Printed Name _____ Date _____
Seller _____ Printed Name _____ Date _____
Seller _____ Printed Name _____ Date _____
Buyer _____ Printed Name _____ Date _____
Buyer _____ Printed Name _____ Date _____
Buyer _____ Printed Name _____ Date _____

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