

SELLER AND BUYER DEFERMENT AGREEMENT

1 The following is a part of that Purchase and Sale Agreement dated _____ between
 2 _____ "Buyers" and _____ "Sellers" (collectively "the Parties")
 3 regarding property located at _____ "Property"

4 Due the extraordinary circumstances created by the current COVID-19 virus, which may cause
 5 delay or render it impossible for one or more parties to perform their contractual obligations timely,
 6 the Parties enter into this deferment agreement ("Agreement").

7 If a party is unable to meet a specific deadline under the Purchase and Sale Agreement due to
 8 one or more of the following matters:

- 9 a) quarantine ordered by an attending physician or governmental authority;
- 10 b) hospitalization of a party or a party's immediate family member;
- 11 c) the inability of a vendor, agent, lender, attorney, or governmental agency whose cooperation
 12 is required to perform;
- 13 d) similar impediment related to the COVID-19 emergency that is outside the reasonable control
 14 of the delayed party;

15 The delayed party must, as soon as possible, give notice of the condition to the other party in
 16 writing and all deadlines contained in the Purchase and Sale Agreement shall be extended for
 17 _____ business days (20 if not filled in).

18 In the event this extension expires, then the parties may agree in writing to an additional extension
 19 of time, or the Seller may terminate the transaction and all deposits will be returned to the Buyer.

20 No waiver by Seller/Buyer of any requirements under this agreement or the original agreement
 21 shall be deemed a waiver of any subsequent breach or default of Buyer/Seller.

22 This agreement is intended by the parties to be a temporary modification of the original Purchase
 23 and Sale Agreement and all other terms and conditions, except as modified herein, are in full force
 24 and effect.

25 Buyer _____ Print _____ Date _____ ←
 26 Buyer _____ Print _____ Date _____ ←
 27 Seller _____ Print _____ Date _____ ←
 28 Seller _____ Print _____ Date _____ ←