



CHICAGO ASSOCIATION OF REALTORS®
COVID-19 Addendum to Purchase and Sale Contract
This Contract is Intended to be a Binding Real Estate Contract



1 This COVID-19 Addendum ("**Addendum**") is made a part of and incorporated into that certain Purchase and Sale Contract between
 2 _____ ("**Buyer**") and _____ ("**Seller**")
 3 dated _____ ("**Contract**") for the purchase and sale of the real estate commonly known as:
 4 _____ ("**Property**").

5 I. Except as modified by this Addendum, all of the terms and conditions contained in the Contract remain in full force and effect. In the
 6 event of any conflict between the terms and conditions of this Addendum and the terms and conditions of the Contract, the terms and
 7 conditions of this Addendum shall prevail. Capitalized terms used and not define in this Addendum shall have the meaning given to
 8 such terms in the Contract.

9 II. In the event that (i) Buyer, (ii) Seller, (iii) a government entity reasonably necessary to effectuate the Closing (such as the Recorder of
 10 Deeds or a government entity responsible for assessing transfer taxes or issuing transfer stamps); or (iv) any of Buyer's or Seller's third-
 11 party service providers who provide services to Buyer or Seller, or their agents, and is necessary to effectuate the Closing (such as
 12 Buyer's mortgagee, title company, escrow agent, or Buyer's or Seller's attorneys) ("**Necessary Third Party**") are delayed, hindered, or
 13 prevented from performing any act required under the Contract or reasonably necessary to effectuate the Closing, by reason of a
 14 government or Necessary Third Party closure, delay, or inability to perform because of the outbreak of COVID-19, then either Buyer or
 15 Seller may extend the Closing Date by up to _____ days ("**COVID-19 Extension**") by providing written notice to the other party. In
 16 the event that either the Buyer or Seller cannot effectuate the Closing by reason of a government or Necessary Third Party closure,
 17 delay, or inability to perform because of an outbreak of COVID-19 by the end of the COVID-19 Extension, the Contract shall be null and
 18 void as of the end of the COVID-19 Extension, and the Earnest Money shall be returned to Buyer.

19 _____
 20 Buyer's Signature Date

 Seller's Signature Date

21 _____
 22 Buyer's Signature Date

 Seller's Signature Date