



**“Stay Home Order” Addendum  
To Purchase and Sale Agreement**

This Addendum is part of the Purchase and Sale Agreement (the “Agreement”) dated \_\_\_\_\_ between \_\_\_\_\_ (“Buyer”) and \_\_\_\_\_ (“Seller”) concerning \_\_\_\_\_ (the “Property”).

**Recital**

On March 25, 2020 the Governor of the State of Washington issued Proclamation 20-25, “Stay Home – Stay Healthy” which directs all residents to cease leaving their place of residence except to conduct essential activities and/or for employment in essential business services (hereafter the “Stay Home Order”). The Stay Home Order may prevent a buyer from engaging in both pre-offer and post mutual acceptance due diligence such as physically viewing a property and performing inspections. To account for this, Buyer and Seller agree as follows:

- 1. Walk Through Contingency.** This Agreement is conditioned on Buyer’s approval of a walk through of the Property which determination shall be made in Buyer’s sole discretion (hereafter the “Walk Through Contingency”). Seller shall send notice to Buyer when the Stay Home Order has been cancelled or expired and Buyer can conduct a walk through. Buyer shall have \_\_\_\_\_ calendar day(s) (1 if not filled in) from Seller’s notice to give notice approving the Walk Through Contingency. In the event Buyer fails to provide timely notice approving the Walk Through Contingency, this Agreement shall terminate and the Earnest Money, if any, shall be returned to Buyer. WRE Form 62R may be used to send the notices required in this paragraph.
- 2. Reservation Deposit.** Buyer shall make a deposit with the party designated to hold the Earnest Money in the amount of \$\_\_\_\_\_ within two days of mutual acceptance of this Agreement (hereafter the “Reservation Deposit”). The Reservation Deposit shall be non-refundable except as provided in paragraph 3 of this Addendum, not applicable toward Earnest Money, but applicable toward the Purchase Price. Buyer can include the Reservation Deposit with the Earnest Money in a single check or wire in which case the holder of the deposit shall release the amount constituting the Reservation Deposit to Seller.
- 3. Closing Date and Termination.** The Closing Date shall be \_\_\_\_\_ days (30 if not filled-in) from approval of the Walk Through Contingency. If the Stay Home Order is still in effect on May 8, 2020, this Agreement shall terminate and all deposits, including the non-refundable Reservation Deposit, shall be returned to Buyer.
- 4. Computation of Time.** For purposes of computing time only, except for the specific items checked below, all timelines in this Agreement shall begin on the date of approval of the Walk Through Contingency. The timelines for the following items, if checked, shall instead begin on mutual acceptance:
 

<input type="checkbox"/> Deposit of Earnest Money	<input type="checkbox"/> Title Contingency (NWMLS Form 22T)
<input type="checkbox"/> Financing Contingency (NWMLS Form 22A)	<input type="checkbox"/> HOA Review Period (NWMLS Form 22D)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
- 5. Sight Unseen Advisory.** Buyer is strongly advised to conduct the walk through permitted in paragraph 1 of this Addendum. Buyer should not rely on any statement by any broker regarding the condition of the Property and should instead conduct their own due diligence through the use of appropriate professionals such as inspectors, surveyors, contractors, etc. Buyer acknowledges that the brokers have not agreed to independently investigate or verify any matter related to the Property.
- 6. Conflicts.** If there are any conflicts between this Addendum and any other provision in the Agreement, then this Addendum shall control. All other terms and conditions of the Agreement remain unchanged.

Initials: BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_