



COVID-19 RIDER / AMENDMENT

This document has legal consequences. If you do not understand it, consult your attorney.

1 The following is hereby incorporated in and made a part of or, as applicable, amends, the Sale Contract

2 **BY AND BETWEEN** _____ (“SELLER”)

3 and _____ (“BUYER”)

4 concerning real estate (the “Property”) located at:

5 _____	MO	_____	_____
6 Street Address	City	County	Zip Code

7 A variety of issues outside the control of either party may impact this real estate transaction and make performance of the Contract
8 impossible or impracticable. The current world-wide Coronavirus pandemic (“COVID-19”) has had unprecedented impacts on real
9 estate transactions, including, but not limited to, travel restrictions, self-imposed and governmentally required isolations, and
10 closures of both governmental and private offices required to fund, close and record real estate transactions.

11 “Essential Services” related to real estate transactions include, but are not limited to, title searches, appraisals, permitting,
12 inspections, construction, moving, recordation, legal, financial and other services necessary to complete a transfer of real property.

13 The parties acknowledge the foregoing and agree as follows:
14 **(Only those items checked below apply. All other terms and conditions of the Contract remain unchanged.)**

- 15 1) The Closing Date is hereby extended to _____, 20__.
- 16 2) If either party is hereafter unable to timely perform their obligation(s) or exercise their right(s) under the Contract due to
17 inability to obtain Essential Services or a voluntary or mandatory quarantine or closure as a result of COVID-19 (“COVID
18 Matters”), then such party may elect to automatically extend all remaining deadlines under the Contract (including but not
19 limited to the current Closing Date), for a period of ____ days (30 days if none stated) by delivering Notice thereof to the
20 other party.
- 21 3) If the Closing does not occur prior to or on the extended Closing Date, due to COVID Matters and not the fault of either
22 party, then either party may terminate the Contract by delivering Notice thereof to the other party, without any further liability
23 to the other party, and the Earnest Money shall be immediately refunded to the Buyer, less any expenses incurred by or
24 on behalf of Buyer. Both parties agree to sign and return a Mutual Release (MSC-4050) to this effect.
- 25 4) **Other:** _____
26 _____
27 _____
28 _____
29 _____
30 _____

31 _____	_____	_____	_____
32 BUYER	Date	SELLER	Date
33 Print Name: _____		Print Name: _____	

34 _____	_____	_____	_____
35 BUYER	Date	SELLER	Date
36 Print Name: _____		Print Name: _____	

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.
Effective 03/20/2020. ©2020 Missouri REALTORS®