COVID-19 RIDER / AMENDMENT
This document has legal consequences. If you do not understand it, consult your attorney.

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

BY AND BETWEEN ___________________________ ("SELLER")

and ___________________________ ("BUYER")

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

<table>
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<tr>
<th>Street Address</th>
<th>City</th>
<th>County</th>
<th>Zip Code</th>
</tr>
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<tbody>
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<td>___________________________</td>
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A variety of issues outside the control of either party may impact this real estate transaction and make performance of the Contract impossible or impracticable. The current world-wide Coronavirus pandemic (“COVID-19”) has had unprecedented impacts on real estate transactions, including, but not limited to, travel restrictions, self-imposed and governmentally required isolations, and closures of both governmental and private offices required to fund, close and record real estate transactions.

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

The parties acknowledge the foregoing and agree as follows:

(Only those items checked below apply. All other terms and conditions of the Contract remain unchanged.)

1) ☐ The Closing Date is hereby extended to ___________________________ , 20__.  

2) ☐ If either party is hereafter unable to timely perform their obligation(s) or exercise their right(s) under the Contract due to inability to obtain Essential Services or a voluntary or mandatory quarantine or closure as a result of COVID-19 (“COVID Matters”), then such party may elect to automatically extend all remaining deadlines under the Contract (including but not limited to the current Closing Date), for a period of ____ days (30 days if none stated) by delivering Notice thereof to the other party.

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 party, then either party may terminate the Contract by delivering Notice thereof to the other party, without any further liability to the other party, and the Earnest Money shall be immediately refunded to the Buyer, less any expenses incurred by or on behalf of Buyer. Both parties agree to sign and return a Mutual Release (MSC-4050) to this effect.

4) Other: ___________________________  

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<tr>
<th>BUYER</th>
<th>Date</th>
<th>SELLER</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name: ___________________________</td>
<td>Print Name: ___________________________</td>
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Effective 03/20/2020.

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COVID-2001R