

**JOINT APPROVED FORM, WINNEBAGO COUNTY BAR ASSOCIATION “WCBA”
AND ROCKFORD AREA ASSOCIATION OF REALTORS® “RAAR”**

REPAIR RIDER

This Repair Rider is made to a Contract for Purchase and Sale between the undersigned parties for the premises located at _____, _____, Illinois.

1. This Contract is subject to Seller’s (repair) (replacement) of: _____
_____ to (normal operating condition) (in a workman-like manner) at Seller’s expense. To the extent practicable, Seller shall have all work completed prior to closing.
2. If Seller is unable to complete all required repairs/replacements prior to closing, Seller shall escrow at closing a sum equal to one and one-half (1½) times the estimated costs of completing the repairs/replacements with the title company to be named as escrowee.
3. After all repair/replacement costs and escrowee expenses, if any, have been charged against the escrowed funds following completion of all listed repairs/replacements, the balance of escrowed funds, if any, shall be returned to Seller.
4. Seller shall further be responsible for any repair/replacement costs and escrowee fees in excess of the sum escrowed.

SELLER (Date)

BUYER (Date)

SELLER (Date)

BUYER (Date)