

# BUYER'S NOTICE OF TERMINATION OF THE CONTRACT



*It is recommended that all parties be represented by an attorney*

Address: \_\_\_\_\_

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Accepted Contract Date: \_\_\_\_\_

The Buyer is terminating the Real Estate Purchase Contract for the following reason:

- Paragraph 2: Attorney Approval Clause
- Paragraph 3.2(b)(ii): Failure to obtain financing
- Paragraph 3.2(d): Low appraisal (Termination pursuant to this provision shall take effect 3 calendar days following Seller's receipt of this Notice of Termination.)
- Paragraph 6: Inspections and Tests: The Buyer has the right to have inspections and tests of the premises and to give this notice on or before \_\_\_\_\_.

The undersigned Buyer notifies the Seller that the Buyer is not, in good faith, satisfied with the condition of the premises because of unsatisfactory conditions and hereby terminates the Real Estate Purchase Contract. Enclosed with this notice is a written copy of the Inspections and Tests, which specify the unsatisfactory conditions.

- Paragraph 9.2: Buyer exercises option to terminate contract upon failure of Seller to timely provide Buyer with the title commitment
- Paragraph 9.3: Buyer exercises option to terminate contract upon failure of Seller to timely cure Buyer's objection to condition of title
- Paragraph 11: Damage or Destruction of Premises – Buyer rescinds the contract pursuant to Paragraph 11.1(b)
- Paragraph 12.3: Contingency Not Satisfied or Waived, or Seller Fails/Refuses to Perform
- Paragraph 14: Residential Property Disclosure Form -- Buyer rescinds the contract pursuant to Paragraph 14.3
- Other:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Only signature(s) of party submitting notice of termination required below:

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_