

BUYER'S TERMINATION OF CONTRACT NOTICE

Version 20260101



Preamble

1 This Buyer's Termination of Contract Notice ("Notice") is issued pursuant to the Purchase Contract dated
2 _____ ("Contract") between _____ ("Buyer") and
3 _____ ("Seller"), concerning the Property located at
4 _____ ("Property").

Notice

5 **Buyer notifies Seller that the contract Purchase Contract is terminated pursuant to the following:**

6 **Loan Contingency:** Buyer is unable to obtain the loan. Buyer elects to terminate the Contract pursuant to the
7 Loan Contingency.

8 **Disapproval of Disclosure Statement:** Buyer disapproves of the Disclosure Statement. Buyer elects
9 to terminate the Contract because of issues relative to the Property's condition.

10 **Disapproval of Due Diligence (Inspection Period Termination):** Buyer elects to terminate the Contract
11 because of issues relative to the Property's condition.

12 **Disapproval of Title:** Buyer elects to terminate the Contract because of issues concerning the Title.

13 **Disapproval of Leased Items:** Buyer disapproves of Leased Items. Buyer elects to terminate the Contract
14 because of the Leased Items.

15 **Disapproval of Affidavit of Disclosure (If applicable):** Buyer disapproves of the Affidavit of Disclosure. Buyer
16 elects to terminate the Contract because of Disapproval of Affidavit of Disclosure.

17 **New Disclosures or Changes (Post-Inspection Period):** Seller provided notice of changes or new disclosures
18 concerning the Property's condition after the expiration of the Due Diligence Period. Buyer elects to terminate the
19 Contract because of the new disclosures.

20 **Risk of Loss (Damage to Property):** The Property was damaged or destroyed prior to Close of Escrow, and
21 the cost to repair exceeds 10% of the Purchase Price. Buyer elects to terminate the Contract because of the Risk
22 of Loss.

23 **Breach of Contract:** Seller failed to timely cure the Buyer's Notice of Non-compliance. Buyer elects to
24 terminate the Contract due to Seller's breach of contract.

25 **Disapproval of HOA Documents or Assessment:** Buyer disapproves of the Homeowners Association (HOA)
26 information, documents, or notice of upcoming assessment. Buyer elects to terminate the Contract in accordance
27 with the HOA contingency provisions.

28 **Other:** (Identify the Section and Line number of Contract or Addendum):

29 _____

30 _____

31 _____

Buyer Initials _____

32 NOTICE: TERMINATION OF THE CONTRACT SHALL BECOME EFFECTIVE IMMEDIATELY UPON DELIVERY
33 OF THIS TERMINATION NOTICE. THIS NOTICE IS NOT AN ELECTION OF REMEDIES. RELEASE OF THE
34 EARNEST MONEY IS GOVERNED BY THE SPECIFIC TERMS OF THE CONTRACT.

Signatures

35 **CONSULT AN ATTORNEY BEFORE SIGNING:** Real estate brokers and agents are not qualified to provide
36 financial, legal, or tax advice regarding this real estate transaction. READ THIS FORM CAREFULLY.

37 _____
Buyer Signature _____ Date

Buyer Signature _____ Date

38 _____
Buyer Signature _____ Date

Buyer Signature _____ Date

Sample