

# SELLER'S TERMINATION OF CONTRACT NOTICE

Version 20260101



## Preamble

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

## Notice

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

6  **Risk of Loss (Damage to Property):** The Property was damaged or destroyed prior to Close of Escrow, and  
7 the cost to repair exceeds 10% of the Purchase Price. Seller elects to terminate the Contract due to the Risk of  
8 Loss.

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

11  **Other:** (Identify the Section and Line number of Contract or Addendum):  
12 \_\_\_\_\_  
13 \_\_\_\_\_  
14 \_\_\_\_\_  
15 \_\_\_\_\_  
16 \_\_\_\_\_  
17 \_\_\_\_\_  
18 \_\_\_\_\_

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

## Signatures

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

24 \_\_\_\_\_  
Seller Signature Date

Seller Signature Date

25 \_\_\_\_\_  
Seller Signature Date

Seller Signature Date