

TERMINATION OF REAL ESTATE CONTRACT BY BUYER

Property Address: _____

Buyer Name: _____
Parties:

Buyer: _____

Seller: _____

Recitals:

WHEREAS, Buyer and Seller entered into a Real Estate Purchase Contract (the "Contract") concerning the property described above; and WHEREAS, Buyer desires to terminate the Contract pursuant to the terms and conditions set forth herein.

1. Termination of Contract

Buyer hereby terminates the Contract effective immediately. Buyer shall provide Seller with this written Notice of Termination in accordance with the terms of the Contract and applicable law.

2. Return of Deposits and Payments

Any earnest money, deposits, or other payments made by Buyer pursuant to the Contract shall be returned to Buyer within the time frame and manner required by the Contract or applicable law. Buyer agrees to provide Seller with any necessary documentation to facilitate such refund.

3. Release of Parties

Upon termination of the Contract and return of deposits as provided herein, Buyer and Seller mutually release and discharge each other from any further obligations, claims, or liabilities arising out of or related to the Contract.

4. Representations and Warranties

Buyer represents and warrants that Buyer has the full power and authority to terminate the Contract as set forth herein and that this termination is lawful and binding. Seller represents and warrants that no conflicting agreements prevent the termination.

5. Notices

All notices required or permitted under this Termination shall be in writing and delivered by hand, certified mail, recognized overnight courier, or electronic means confirming transmission and receipt, to the parties at the addresses set forth in the Contract or such other address as designated.

6. Governing Law

This Termination shall be governed by and construed in accordance with the laws of the State of _____, without

regard to its conflict of laws principles.

7. Entire Agreement

This Termination constitutes the entire agreement between the parties regarding the termination of the Contract and supersedes all prior communications, understandings, or agreements, whether oral or written, relating thereto.

8. Counterparts and Execution

This Termination may be executed in counterparts, each of which shall be deemed an original but all of which together constitute one and the same instrument. Facsimile or electronic signatures shall be deemed valid and binding.

BUYER'S SIGNATURE

SELLER'S SIGNATURE

Signature: _____

Signature: _____

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