

NOTIFICATION

1 This is NOTIFICATION from the Seller (Notifying Party) to Buyer OR Buyer (Notifying Party) to Seller.
2 This NOTICE is hereby tendered in accordance with the provisions of that certain Purchase and Sale Agreement
3 for the purchase and sale of real property located at:
4 _____

5 with a

6 Binding Agreement Date of _____ OR Offer Date of _____

7 **CHECK THE BOX(ES) THAT APPLY:**

8 **Notification from Buyer to Seller:**

- 9 1. Buyer has made application for loan and is notifying Seller and/or Seller's Representative of the name and
10 contact information of the Lender. Buyer has also instructed Lender to order and has paid for the credit
11 report. Lender's name and contact information is:
12 _____
13 _____
- 14 2. Buyer has waived Buyer's financial contingency and is furnishing proof of available funds in the following
15 manner: _____ . *Documentation attached.*
- 16 3. Buyer has waived Buyer's financial contingency and is providing Seller with the name and telephone
17 number of the appraiser who shall conduct the appraisal on the property:
18 _____ .
- 19 4. Appraised value did not equal or exceed the Purchase Price. Buyer shall notify Seller of decision to
20 terminate agreement or waive contingency within 3 days per the terms stated in the Purchase and Sale
21 Agreement.
- 22 5. Appraised value did not equal or exceed the Purchase Price. Buyer **WAIVES the appraisal contingency**
23 in the Purchase and Sale Agreement.
- 24 6. Appraised value did not equal or exceed the Purchase Price. Buyer is exercising the right to terminate and
25 hereby requests refund of Earnest Money/Trust Money.
- 26 7. Having acted in good faith, Buyer is unable to obtain financing and is exercising the right to terminate
27 and hereby requests refund of Earnest Money/Trust Money.
- 28 8. Buyer has changed lenders and is notifying Seller that the new Lender's name and contact information is:
29 _____
30 _____
- 31 9. Buyer warrants and represents the following:
- 32 Buyer has secured evidence of hazard insurance which shall be effective at Closing and has provided
33 Seller with the name of the hazard insurance company:
34 _____ .
- 35 Buyer has notified Lender of an Intent to Proceed and has available funds to Close per the signed Loan
36 Estimate; and

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- 37 Buyer has requested that the appraisal be ordered and affirms that the appraisal fee has been paid.
- 38 10. Title examination, closing or loan survey pursuant to Tenn. Code Ann. § 62-18-126, boundary line survey,
39 or other information has disclosed the following material defects:

40 _____
41 _____
42 _____

43 and Buyer is requiring Seller to remedy such defects prior to the Closing Date. *Documentation attached.*

- 44 11. Material defects disclosed from title examination, closing or loan survey pursuant to Tenn. Code Ann. §
45 62-18-126, boundary line survey, or other information have not been remedied prior to the Closing Date or
46 any extension thereof resulting in the termination of the Purchase and Sale Agreement. Buyer is hereby
47 requesting refund of Earnest Money/Trust Money.
- 48 12. Buyer has made any and all inspections available under the Inspection section of the Purchase and Sale
49 Agreement and is exercising Buyer's right to immediately **TERMINATE** the Purchase and Sale Agreement
50 with all Earnest Money/Trust Money refunded to Buyer. **This Notification hereby serves as NOTICE**
51 **OF TERMINATION of the Purchase and Sale Agreement and WRITTEN DEMAND FOR**
52 **DISTRIBUTION OF EARNEST MONEY/TRUST MONEY to the Buyer.** Buyer is hereby providing
53 a list of written specified objections which Buyer has discovered in good faith.

54 LIST OF SPECIFIED OBJECTIONS:

55 _____
56 _____
57 _____

- 58 13. Buyer has made any and all inspections available under the Inspection section of the Purchase and Sale
59 Agreement and **ACCEPTS the Property in its present AS IS condition** with any and all faults and no
60 warranties expressed or implied. Seller has no obligation to make repairs. However, Buyer has not waived
61 Buyer's rights under the Final Inspection paragraph of the Purchase and Sale Agreement.
- 62 14. Buyer **WAIVES any and all inspection** contingencies available under the Inspection section of the
63 Purchase and Sale Agreement except as to the Final Inspection section of the Purchase and Sale Agreement.
- 64 15. Pursuant to the First Right of Refusal Addendum, Buyer has listed their home with a licensed real estate
65 broker and the home is advertised in a Multiple Listing Service, where applicable. See proof of listing
66 attached to this form.
- 67 16. Buyer **WITHDRAWS** all offers and/or counter offers.
- 68 17. Buyer is exercising Buyer's right to **TERMINATE** this Agreement due to Seller's failure to complete
69 agreed upon repairs by the Completion of Repairs Deadline or the Final Inspection in the event no
70 Completion of Repairs Deadline was established. **This notification hereby serves as NOTICE OF**
71 **TERMINATION of the Purchase and Sale Agreement and WRITTEN DEMAND FOR**
72 **DISTRIBUTION OF EARNEST MONEY/TRUST MONEY to the Buyer.**

- 73 18. OTHER: _____
74 _____
75 _____
76 _____
77 _____

78 **CHECK THE BOX(ES) THAT APPLY:**
79 **Notification from Seller to Buyer:**

- 80 19. This is Seller's written demand for Buyer to provide the name and contact information of the Lender and
81 that Buyer has instructed Lender to order and has paid for the credit report.
- 82 20. Seller has made written demand for Buyer to provide the name and contact information of the Lender and
83 that Buyer has instructed Lender to order and has paid for the credit report and Buyer failed to do so within
84 two (2) days, thereby terminating the Agreement.
- 85 21. This is Seller's written demand for Buyer to provide supporting documentation regarding loan denial.
- 86 22. This is Seller's written request for Buyer to provide proof of available funds as required in transactions
87 wherein Buyer has waived Buyer's financial contingency.
- 88 23. Seller has made written demand for Buyer to provide proof of available funds as required in transactions
89 wherein Buyer has waived Buyer's financial contingency. However, Buyer failed to do so within two (2)
90 days, thereby terminating the Agreement.
- 91 24. This is Seller's written demand for the name and telephone number of the appraiser and proof that appraisal
92 was ordered in a transaction in which Buyer has waived Buyer's financial contingency.
- 93 25. Seller has made written demand for the name and telephone number of the appraiser and proof that appraisal
94 was ordered in a transaction in which Buyer has waived his financial contingency. However, Buyer failed
95 to do so within two (2) days, thereby terminating the Agreement.
- 96 26. This is Seller's written request that Buyer provide supporting documentation showing appraised value did
97 not equal or exceed the agreed upon purchase price.
- 98 27. This is Seller's written demand for Buyer to provide the following warranties and representations:
- 99 Buyer has secured evidence of hazard insurance which shall be effective at Closing. The name of the
100 hazard insurance company is: _____.
- 101 Buyer has notified Lender of an Intent to Proceed with Lender and has available funds to Close per the
102 signed Loan Estimate; and
- 103 Buyer has requested that the appraisal be ordered and affirms that the appraisal fee has been paid.
- 104 28. Seller has made written demand for Buyer to warrant and represent that Buyer has secured evidence of
105 hazard insurance and provided the name of insurance company; has provided Lender with an Intent to
106 Proceed; and has requested that the appraisal be ordered and has paid appraisal fee. However, Buyer failed
107 to do so within two (2) days, thereby terminating the Agreement.
- 108 29. Holder has advised that the Earnest Money/Trust Money Check or other instrument has been dishonored or
109 not timely received by Holder. Seller is hereby notifying Buyer that Buyer has one (1) day to deliver Earnest
110 Money/Trust Money in immediately available funds to Holder.
- 111 30. Holder has advised that the Earnest Money/Trust Money Check or other instrument has been dishonored.
112 Buyer has failed to timely deliver immediately available funds following notice by Holder. Seller is hereby
113 exercising Seller's right to terminate this Agreement.
- 114 31. Holder has advised that the Earnest Money/Trust Money has not been timely received as required pursuant
115 to the Earnest Money/Trust Money paragraph. Buyer has failed to timely deliver immediately available
116 funds following notice by Holder. Seller is hereby exercising Seller's right to terminate this Agreement.
- 117 32. Pursuant to Buyer's First Right of Refusal Addendum, this is Seller's written demand for proof Buyer has
118 listed their home with a licensed real estate broker and home is advertised in a Multiple Listing Service,
119 where applicable.
- 120 33. Pursuant to Buyer's First Right of Refusal Addendum, Seller has made written demand for Buyer to
121 provide proof Buyer has listed their home with a licensed real estate broker and advertised the home in a
122 Multiple Listing Service, where applicable. However, Buyer failed to do so within one (1) day. Seller is
123 hereby exercising Seller's right to terminate this Agreement.

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- 124 34. For new construction only, Seller hereby notifies Buyer that the improvements are substantially
 125 completed. Buyer shall cause to be conducted any inspection provided in the New Construction Purchase
 126 and Sale Agreement.
- 127 35. For new construction only, Seller hereby notifies Buyer of a delay caused by
 128 _____
 129 _____ as provided for in the Delays Section of the New
 130 Construction Purchase and Sale Agreement.
- 131 36. For Back-Up Agreement Contingencies only, Seller hereby notifies Buyer that the Primary Agreement
 132 has been terminated or is null and void. Buyer's Back-Up Agreement has moved into a primary position.
- 133 37. Seller **WITHDRAWS** all offers and/or counter offers.
- 134 38. OTHER:
 135 _____
 136 _____
 137 _____
 138 _____

139 _____ 140 NOTIFYING PARTY (Buyer/Seller Signature) 141 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm 142 Date	_____ NOTIFYING PARTY (Buyer/Seller Signature) _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm Date
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