

UNILATERAL NOTICE OF TERMINATION UNDER CONTRACT OF SALE

(To be used when unilateral termination is appropriate)

Regarding Contract of Sale between Buyer _____
and Seller _____
for Property known as _____.

TERMINATING PARTY: (initial one) ____/____ BUYER ____/____ SELLER

REASON FOR TERMINATION: (initial one)

____/____ Termination within contingency period (specify contingency)

____/____ Termination due to default (specify default)

In accordance with the terms of the Contract of Sale identified above, the Terminating Party, as identified above, hereby declares the Contract null and void and of no further legal force and effect. The Terminating Party acknowledges that any liability the Terminating Party may have for the payment of brokerage fees or compensation to the Terminating Party's broker is governed by a separate listing contract and/or exclusive buyers agency representation agreement. **The Terminating Party may exercise the right to unilaterally terminate the Contract without executing a Release of Deposit Agreement.**

NOTE: Buyer and Seller may use the Release of Deposit Agreement to facilitate disbursement of the Deposit.

Signature of Terminating Party **Date**

Signature of Terminating Party **Date**