

NOTICE VOIDING CONTRACT

This Notice Voiding Contract is given on _____, in accordance with the sales contract (“Contract”) ratified on _____, between _____ (“Purchaser”) and _____ (“Seller”) for the purchase and sale of the Property: _____

The undersigned party (“Notifying Party”) hereby gives this written Notice Voiding Contract to [select one]: Seller **OR** Purchaser (“Notified Party”) as follows:

Notifying Party hereby declares the Contract void as permitted pursuant to paragraph _____ of the Contract **OR** paragraph _____ of _____ Addendum.

Important information regarding this Notice:

1. To be effective, Notifying Party must Deliver this Notice to Notified Party or their authorized agent pursuant to the DELIVERY paragraph of the Contract.
2. This Notice is not a substitute for a release, nor does it authorize the disbursement of any earnest money deposit regarding the Contract. In order for both parties to be released from any and all responsibility or liability under the Contract, a separate release must be executed. A release or other written authorization must be executed by both parties to disburse Deposit under the Contract.
3. Seller and Purchaser will comply with the terms of the VOID CONTRACT paragraph of the Contract.
4. Notifying Party’s termination hereunder is not a waiver of any right or remedy under the Contract. This termination is not an election or limitation of Notifying Party’s right to rely on any other right or remedy provided by the Contract and/or applicable law.

This Notice Voiding Contract is given by the undersigned [select one]: Seller **OR** Purchaser

NOTIFYING PARTY:

Date / /	Date / /
Signature	Signature
Date / /	Date / /
Signature	Signature

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