

# Seller's Notice of Cancellation of Real Estate Purchase Contract

**BUYER:** \_\_\_\_\_.

**BUYER'S BROKERAGE:** \_\_\_\_\_.

**SELLER:** \_\_\_\_\_.

**SELLER'S BROKERAGE:** \_\_\_\_\_.

**PROPERTY:** \_\_\_\_\_ **CITY** \_\_\_\_\_ **COUNTY** \_\_\_\_\_ **UTAH, ZIP** \_\_\_\_\_.

**1. NOTICE OF CANCELLATION OF CONTRACT.** Seller hereby gives notice of cancellation of the Real Estate Purchase Contract (REPC) with an Offer Reference Date of \_\_\_\_\_, between Buyer and Seller regarding the above-described Property. The cancellation of the REPC is based on the following:

- Short Sale Addendum – Section 7
- Financing Condition - REPC Section 8.3(b)
- Seller Financing Addendum – Section 8.1
- Risk of Loss - REPC Section 20.2
- Other (describe) \_\_\_\_\_

**2. RELEASE OF EARNEST MONEY DEPOSIT.** By signing below Seller acknowledges that the REPC is cancelled and hereby directs:  Buyer's Brokerage;  Other (describe) \_\_\_\_\_ to release per the terms of the REPC, the Earnest Money Deposit(s) of \$ \_\_\_\_\_ to  Buyer  Seller.

\_\_\_\_\_  
Seller Signature (Date) (Time)

\_\_\_\_\_  
Seller Signature (Date) (Time)

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