

NOTICE No. ____ FROM SELLER TO BUYER

1 Buyer(s) _____
 2 Seller(s) _____
 3 Property Address or Tax ID # _____
 4 _____ (the "Property")

5 Sellers use this form to Notify Buyers of the occurrence of certain conditions, as permitted by the Sale Agreement or a document that amends or
 6 modifies the Sale Agreement. Capitalized terms have the meanings given to them in the Sale Agreement. To determine the legal effect of the Notice
 7 received, see the document mentioned in the item selected. In order to have legal effect, a Notice must be accurate and delivered within the time
 8 allowed, unless the receiving party waives the timeliness requirement. Real estate agents are not licensed as lawyers and therefore cannot explain
 9 the legal effect of notices. Seller notifies Buyer as follows (*select one*):

10 **DISAPPROVAL OF VERIFICATION OF FUNDS:** Seller unconditionally disapproves of Buyer's Verification. See the Balance of Purchase Price
 11 (All-Cash Transaction) section of the Sale Agreement.

12 **RESPONSE TO OBJECTIONS TO TITLE:** Seller will resolve Buyer's Objections as follows: (*describe*) _____
 13 _____
 14 See the Title Insurance section of the Sale Agreement.

15 **CHANGES TO SELLER REPRESENTATIONS:** Seller has received actual notice of the following event or condition that could result in making
 16 previously disclosed material information relating to the Property substantially misleading or incorrect: (*describe*) _____
 17 _____
 18 See the Seller Representations section of the Sale Agreement.

19 **LATE RENT UNDER AGREEMENT TO OCCUPY:** The Agreement to Occupy Before Closing will terminate and Seller will be entitled to
 20 possession of the Property if all unpaid sums are not paid within seventy-two (72) hours. This notice was posted on (*insert date and time*)
 21 _____ at _____ a.m. p.m. See Section 3 of the OREF 053 – Agreement to Occupy Before Closing.

22 **DAMAGE UNDER AGREEMENT TO OCCUPY:** The Property has been materially damaged during the Term, and Seller has reasonably
 23 determined that Buyer's continued occupancy would be difficult in light of the need to commence repairs. The Agreement to Occupy Before Closing
 24 will terminate and Seller will be entitled to possession of the Property at least seventy-two (72) hours from delivery of this notice, but not later than
 25 (*insert date and time*) _____ at _____ a.m. p.m. See Section 13 of the OREF 053 – Agreement to Occupy Before
 26 Closing.

27 **SELLER VACATED AN OCCUPIED PROPERTY:** The Property is vacant. See Section 7 of the OREF 054 – Agreement to Occupy After Closing.

28 **COMPLETION OF REPAIRS:** The Repairs/Corrective Action have been completed by Seller. See OREF 022A – Buyer's Repair Addendum or
 29 OREF 022B – Seller's Repair Addendum.

30 **CHANGES TO EXTERIOR SIDING DISCLOSURE:** Seller makes the following material correction(s) or change(s) to the answers in OREF 025
 31 – Exterior Siding / Stucco / E.I.F.S. Disclosure: (*describe*) _____
 32 _____

33 **HOA/TOWNHOME/PLANNED COMMUNITY INFORMATION:** Information is blank, incorrect or not current in either Section 12.2 of the OREF
 34 011 – Residential Condominium Real Estate Sale Agreement or Section 2 of OREF 024 – HOA / Townhome / Planned Community Addendum. The
 35 correct information is as follows (attach an additional page if necessary): (*describe*) _____
 36 _____
 37 _____

38 **INVESTMENT PROPERTY DOCUMENTS WILL NOT BE PROVIDED:** Seller is unable or unwilling to provide the following requested documents
 39 or information to Buyer during the Document Delivery Period as described in Section 8 of OREF 070 – Investment Property Addendum: (*describe*) _____
 40 _____

41 **MATERIAL EVENTS OCCURRING BEFORE CLOSING:** Seller discloses the following material events affecting the Property or its value
 42 occurring after the Investment Property Addendum was signed and accepted, along with relevant documents and information: (*describe*) _____
 43 _____

44 _____ See Section 11 of OREF 070 – Investment Property Addendum.

Buyer Initials ____ / ____ Date _____

Seller Initials ____ / ____ Date _____

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45 **SUBMISSION OF RESULTS OF SEPTIC SERVICES:** Seller agreed to have "Services" performed in Section 5 of OREF 081 – Septic / Onsite
 46 Sewage Addendum. Seller represents that the Services are complete, and the results of those Services are attached.

47 **INTENT TO DECLARE TERMINATION:** Seller has received a notice of default from the holder or servicer of a financial encumbrance. See
 48 Section 15 of OREF 085 – Option Agreement.

49 **OTHER NOTICE:** (describe) _____
 50 _____
 51 _____
 52 _____
 53 _____
 54 _____
 55 _____
 56 _____

57 Seller _____ Date _____ a.m. _____ p.m. ←

58 Seller _____ Date _____ a.m. _____ p.m. ←

59 **BUYER ACKNOWLEDGES RECEIPT OF THIS NOTICE:**

60 This is an acknowledgment of receipt, not an agreement that the Notice was properly delivered.

61 Buyer _____ Date _____ a.m. _____ p.m. ←

62 Buyer _____ Date _____ a.m. _____ p.m. ←

63 Buyer's Agent _____ Seller's Agent _____