

NOTICE OF DEFAULT

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

5 A party to the Sale Agreement should use this Notice of Default (this "Notice") when the party believes that the other party has failed to comply with
 6 their obligations under the Sale Agreement. The parties are encouraged to obtain legal advice about whether a default under the Sale Agreement
 7 has occurred.

8 **1. NOTICE OF DEFAULT:** The (*select one*) Buyer Seller (the "Notifying Party") notifies the other party (the "Receiving Party") that the Receiving Party
 9 is in default for the following reason (the "Default"): _____
 10 _____
 11 _____
 12 _____

13 **2. OPPORTUNITY TO CURE:** Notifying Party (*select one*):
 14 grants Receiving Party an opportunity to cure the Default. Receiving Party will have _____ Days (three [3] if not filled in) to cure the Default
 15 (the "Cure Period"). If Receiving Party does not cure the Default during the Cure Period, this transaction will terminate, and if the parties do
 16 not promptly issue consistent instructions to Escrow regarding disbursement of the Deposits, the dispute resolution provisions of the Sale
 17 Agreement, if any, will govern that dispute.

18 does not grant Receiving Party an opportunity to cure the Default.

19 Notifying Party _____ Date _____ a.m. _____ p.m. ←

20 Notifying Party _____ Date _____ a.m. _____ p.m. ←

21 Buyer's Agent _____ Seller's Agent _____

SAMPLE