

NOTICE NO. ____ FROM SELLER TO BUYER

Buyer(s) _____
Seller(s) _____
Property Address or Tax ID # _____ (the "Property")

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 modifies the Sale Agreement. Capitalized terms have the meanings given to them in the Sale Agreement. To determine the legal effect of the Notice 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 allowed, unless the receiving party waives the timeliness requirement. Real estate agents are not licensed as lawyers and, therefore, cannot explain the legal effect of notices. Seller Notifies Buyer as follows: (*select one*)

DISAPPROVAL OF VERIFICATION OF FUNDS: Seller unconditionally disapproves of Buyer's Verification. See the All-Cash section of the Sale Agreement.

RESPONSE TO OBJECTIONS TO TITLE: Seller will resolve Buyer's Objections as follows: (*describe*) _____

See the Title Insurance section of the Sale Agreement.

INSPECTION REPORTS: Seller requests the following inspection reports (*select one*) all inspection reports or only the following inspection reports/pages (*specify*) _____

See the Property Inspection section of the Sale Agreement.

CHANGES TO SELLER REPRESENTATIONS: Seller has received actual notice of the following event or condition that could result in making previously disclosed material information relating to the Property substantially misleading or incorrect: (*describe*) _____

See the Seller Representations section of the Sale Agreement.

LATE RENT UNDER AGREEMENT TO OCCUPY: The Agreement to Occupy Before Closing will terminate and Seller will be entitled to possession of

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the Property if all unpaid sums are not paid within seventy-two (72) hours. This Notice was posted on (*insert date and time*) _____ at _____ a.m. p.m. See Section 3 (Compensation) of the OREF 053 – Agreement to Occupy Before Closing.

DAMAGE UNDER AGREEMENT TO OCCUPY: The Property has been materially damaged during the Term, and Seller has reasonably determined that Buyer's continued occupancy would be difficult in light of the need to commence repairs. The Agreement to Occupy Before Closing 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 (*insert date and time*) _____ at _____ a.m. p.m. See Section 14 (Insurance) of the OREF 053 – Agreement to Occupy Before Closing.

SELLER VACATED AN OCCUPIED PROPERTY: The Property is vacant. See Section 8 (Security Deposit/Condition of Property at End of Term) of the OREF 054 – Agreement to Occupy After Closing.

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

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

HOA/TOWNHOME/PLANNED COMMUNITY INFORMATION: Information is blank, incorrect, or not current in either Section 16 (General Condominium Information) of the OREF 011 – Residential Condominium Real Estate Sale Agreement or Section 2 (General Information) of OREF 024 – Homeowners Association/Townhome/Planned Community Addendum. The correct information is as follows (attach an additional page if necessary): (*describe*) _____

INVESTMENT PROPERTY DOCUMENTS WILL NOT BE PROVIDED: Seller is unable or unwilling to provide the following requested documents or information to Buyer during the Document Delivery Period as described in Section

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 110 | Released 07/2024
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NOTICE NO. ____ FROM SELLER TO BUYER

3 (Seller's Notice of Unavailable Items) of OREF 070 – Investment Property Addendum: (describe) _____

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

See Section 6 (Material Events Occurring Before Closing) of OREF 070 – Investment Property Addendum.

INTENT TO DECLARE TERMINATION: Seller has received a notice of default from the holder or servicer of a financial encumbrance. See Section 15.2 (Representations Regarding Defaults) of OREF 085 – Option Agreement.

OTHER NOTICE: (describe) _____

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

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

BUYER ACKNOWLEDGES RECEIPT OF THIS NOTICE: This is an acknowledgment of receipt, not an agreement that the Notice was properly Delivered.

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

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

Buyer's Agent(s) _____ Seller's Agent(s) _____