

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 All-Cash section of the Sale
11 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 **INSPECTION REPORTS:** Seller requests the following inspection reports (*select one*) all inspection reports or only the following inspection
16 reports/pages (*specify*) _____

17 See the Property Inspection section of the Sale Agreement.

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

20
21 See the Seller Representations section of the Sale Agreement.

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

25 **DAMAGE UNDER AGREEMENT TO OCCUPY:** The Property has been materially damaged during the Term, and Seller has reasonably
26 determined that Buyer's continued occupancy would be difficult in light of the need to commence repairs. The Agreement to Occupy Before Closing
27 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
28 (*insert date and time*) _____ at _____ a.m. p.m. See Section 14 (Insurance) of the OREF 053 – Agreement to Occupy
29 Before Closing.

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

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

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

36 _____

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

41 _____

42 _____

43 _____

44 _____

Buyer Initials _____ / _____ Date _____

Seller Initials _____ / _____ Date _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

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45 **INVESTMENT PROPERTY DOCUMENTS WILL NOT BE PROVIDED:** Seller is unable or unwilling to provide the following requested documents
46 or information to Buyer during the Document Delivery Period as described in Section 3 (Seller's Notice of Unavailable Items) of OREF 070 –
47 Investment Property Addendum: (describe) _____
48 _____

49 **MATERIAL EVENTS OCCURRING BEFORE CLOSING:** Seller discloses the following material events affecting the Property or its value occurring
50 after the Investment Property Addendum was signed and accepted, along with relevant documents and information: *(describe)* _____
51 _____
52 _____ . See Section 6 (Material Events Occurring Before Closing) of
53 OREF 070 – Investment Property Addendum.

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

56 **OTHER NOTICE:** *(describe)* _____
57 _____
58 _____
59 _____
60 _____
61 _____
62 _____
63 _____

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

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

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

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

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

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