

**Date:** [Insert Date]

**VIA:** [Insert Method, e.g., Certified Mail / Email]

**To:**

[Seller Name]

[Seller Address]

[City, State, Zip Code]

**RE: NOTICE OF BREACH OF CONTRACT - FAILURE TO TRANSFER TITLE**

Property Address: [Insert Full Property Address]

Contract Date: [Insert Date of Purchase Agreement]

Dear [Seller Name],

This letter serves as formal notice that you are in breach of the real estate purchase agreement dated [Insert Date] regarding the property located at [Insert Property Address].

According to the terms of our agreement, specifically Section [Insert Section Number], the transfer of clear and marketable title was required to be completed by [Insert Closing/Transfer Date]. As of today's date, you have failed to deliver the deed and transfer title as agreed.

This failure constitutes a material breach of our contract. Demand is hereby made that you cure this breach by performing the following actions:

- Provide proof of clear title and required disclosures.
- Execute and deliver the [Insert Type of Deed, e.g., Warranty Deed].
- Complete all necessary steps to finalize the transfer by [Insert Deadline Date].

If you fail to cure this breach within [Insert Number, e.g., 5] days of receipt of this notice, I will be forced to pursue all available legal remedies, which may include a lawsuit for specific performance, liquidated damages, and the recovery of attorney's fees and legal costs.

Please govern yourself accordingly.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Phone Number]

[Your Email Address]