

NOTICE OF DEFAULT AND OPPORTUNITY TO CURE

Date: [Insert Date]

To: [Buyer Name]

Address: [Buyer Address]

City, State, Zip: [Buyer City, State, Zip]

Re: Purchase Agreement for Property Located at: [Full Property Address]

Dear [Buyer Name],

This letter serves as formal notice that you are in default of the Purchase Agreement dated [Agreement Date] regarding the property mentioned above. This property is being sold in "As-Is" condition, as stipulated in Section [Insert Section Number] of the Agreement.

Specifically, you have failed to perform the following obligation(s):

- [Specify default, e.g., Failure to deposit earnest money]
- [Specify default, e.g., Failure to close by the scheduled date of [Date]]
- [Specify default, e.g., Failure to provide proof of funds]

Pursuant to the terms of the Agreement, you are hereby granted until [Insert Cure Deadline Date] at [Time] to cure this default by taking the following actions:

- [List specific action required to fix the default]

Failure to cure this default within the specified timeframe will result in the Seller exercising their rights under the Agreement, which may include, but is not limited to, the termination of the contract and the retention of all earnest money deposits as liquidated damages.

The Seller reserves all other rights and remedies available under the law and the Purchase Agreement.

Please contact [Name/Contact Info] immediately to confirm your intent to comply.

Sincerely,

[Seller Name or Attorney Name]

[Signature]

[Phone Number]

[Email Address]