

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Full Property Address]

Escrow/Contract Number: [Insert Number]

RE: NOTICE TO PERFORM - TITLE CLEARANCE DELAY

Dear [Seller Name],

This letter serves as a formal Notice to Perform regarding the real estate purchase agreement dated [Insert Original Contract Date] for the property mentioned above.

Per the terms of our agreement, you were required to provide a clear and marketable title by [Insert Deadline Date]. To date, the following title issues remain unresolved:

- [Insert specific issue, e.g., Unpaid lien/Judgment]
- [Insert specific issue, e.g., Missing payoff demand]
- [Insert specific issue, e.g., Unclear chain of title]

As the buyer, I have met all my contractual obligations to date. This delay is preventing the scheduled closing of escrow. You are hereby requested to clear these title encumbrances and provide proof of such clearance within [Insert Number, e.g., 48 or 72] hours of receipt of this notice.

Failure to comply with this notice within the specified timeframe may result in a breach of contract, giving the Buyer the right to cancel the transaction, seek the return of the earnest money deposit, and pursue any other legal remedies available under the contract and local law.

Please provide an immediate update to [Escrow Company Name] and the undersigned regarding the status of these items.

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Phone Number]

[Email Address]

cc: [Listing Agent Name], [Escrow Officer Name]