[Your Name/Law Firm Name]
[Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Seller's Name or Seller's Attorney Name]
[Address]
[City, State, Zip Code]

RE: Notice of Title Objections
Property: [Property Address or Legal Description]
Purchase Agreement Date: [Date of Agreement]

Dear [Recipient Name],

Pursuant to the terms of the Purchase and Sale Agreement for the above-referenced property, we have reviewed the Title Commitment issued by [Title Company Name] under Commitment No. [Number], dated [Date].

On behalf of the Buyer, notice is hereby given that the following items are objected to and must be cured, removed, or satisfied by the Seller prior to or at the time of closing:

1. **Item [Number]:** [Description of objection, e.g., Unpaid property taxes for year XXXX].
2. **Item [Number]:** [Description of objection, e.g., Outstanding mortgage/deed of trust recorded at Book/Page XXXX].
3. **Item [Number]:** [Description of objection, e.g., Encroachment of the fence onto the neighboring property as shown on the survey].
4. **Item [Number]:** [Description of objection, e.g., Judgment lien or construction lien recorded by XXXX].
5. **Item [Number]:** [Description of objection, e.g., Specifically listed easements that interfere with the intended commercial use].

In addition to the specific items listed above, Buyer objects to all standard requirements and exceptions that are typically the responsibility of the Seller, including the discharge of any liens, the payment of delinquent taxes, and the provision of a standard owner's affidavit.

Please provide written confirmation within [Number] days that the Seller intends to cure these objections. Failure to cure these items may result in the Buyer exercising its rights under the Purchase Agreement, including termination of the contract.

Sincerely,

[Your Signature]

[Your Printed Name/Title]

cc: [Title Company Representative Name]