Date: [Insert Date]

To: [Seller Name / Seller's Attorney Name]
Address: [Insert Address]
City, State, Zip: [Insert City, State, Zip]

RE: TITLE OBJECTION NOTICE

Property Address: [Insert Property Address]
Title Commitment/Report Number: [Insert Number]

Dear [Name],

Pursuant to the terms of the Purchase and Sale Agreement dated [Date], this letter serves as formal notice of objections to the status of the title for the above-referenced property.

Upon review of the title commitment/report, the following encumbrances remain unresolved and are deemed unacceptable to the Buyer:

- **Exception #[Number]:** [Description of Lien, Judgment, or Easement]
- **Exception #[Number]:** [Description of Mortgage or Unreleased Deed of Trust]
- **Exception #[Number]:** [Description of Encroachment or Boundary Issue]

The Buyer requires that these encumbrances be cleared, released, or satisfied of record on or before [Insert Date/Closing Date] to ensure the conveyance of a free, clear, and marketable title.

Please provide written confirmation and supporting documentation (such as recorded releases or payoff statements) indicating that these objections have been addressed. Failure to cure these defects within the timeframe permitted by the Agreement may result in the Buyer exercising their right to terminate the contract and request a full refund of the earnest money deposit.

We look forward to your prompt resolution of these matters.

Sincerely,

[Buyer Name]
[Buyer Phone Number]
[Buyer Email]

CC: [Title Company Name / Escrow Officer]