To: [Name of Seller or Seller's Attorney]
From: [Name of Buyer or Buyer's Attorney]
Date: [Current Date]

RE: TITLE OBJECTION - BOUNDARY SURVEY DISCREPANCY

Property Address: [Full Legal Address of Property]
Purchase Agreement Date: [Date of Agreement]

Dear [Recipient Name],

Pursuant to the terms of the above-referenced Purchase Agreement, I am writing to formally object to the condition of the title regarding the property located at [Property Address].

A recent boundary survey conducted by [Name of Surveyor/Company] on [Date of Survey] has revealed the following discrepancy between the legal description and the physical boundaries/recorded plats:

[Detailed description of the discrepancy, e.g., encroachment of a neighbor's fence, structural overlap, or missing square footage].

This discrepancy constitutes a title defect that may render the title unmarketable or interfere with the intended use of the property. Accordingly, the Buyer requests that the Seller take the following actions to cure this objection prior to closing:

- [Option 1: Provide a Boundary Line Agreement signed by the affected neighbor.]
- [Option 2: Remove the encroaching structure or obstruction.]
- [Option 3: Obtain an endorsement to the Title Insurance Policy covering this specific discrepancy.]
- [Option 4: Correct the legal description and file a corrective deed.]

Please provide written confirmation by [Deadline Date] that the Seller intends to remedy this issue. Failure to cure this discrepancy within the timeframe specified in the Purchase Agreement may result in the Buyer exercising their right to terminate the contract and receive a full refund of the earnest money deposit.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Contact Information]