DATE: [Insert Date]

VIA: [Insert Method, e.g., Certified Mail / Email]

TO: [Seller Name]
[Seller Address]
[City, State, Zip Code]

RE: Notice of Title Objections
Property: [Insert Property Address]
Title Commitment Number: [Insert Commitment Number]
Purchase Agreement Date: [Insert Date of Contract]

Dear [Seller Name],

Pursuant to the terms of the Purchase Agreement referenced above, [Buyer Name] ("Buyer") has reviewed the Title Commitment issued by [Title Company Name] dated [Date of Commitment].

This letter serves as formal notice that Buyer objects to the following exceptions and/or requirements set forth in the Title Commitment, which render title unmarketable or violate the terms of the Purchase Agreement:

- **Objection 1:** [Insert specific exception number or description, e.g., Unpaid Tax Lien recorded at Book/Page]
- **Objection 2:** [Insert specific exception number or description, e.g., Encroachment shown on survey dated XX/XX/XXXX]
- **Objection 3:** [Insert specific exception number or description, e.g., Unsatisfied Mortgage held by XYZ Bank]

In accordance with the Purchase Agreement, Seller is required to cure these objections and provide clear, insurable title on or before the scheduled closing date. Please notify the Buyer in writing within [Number] days of your intent to cure these items.

Failure to remove or satisfy these objections may result in a breach of contract, and Buyer reserves all rights and remedies available under the Purchase Agreement, including the right to terminate the agreement and receive a full refund of the earnest money deposit.

Sincerely,

[Buyer Signature]
[Buyer Printed Name]
[Buyer Phone Number]
[Buyer Email]

cc: [Title Company Name / Escrow Officer]