Date: [Insert Date]

To: [Seller's Name]
[Seller's Address]
[City, State, Zip Code]

Re: NOTICE OF TITLE OBJECTION

Property Address: [Insert Property Address]
Contract Date: [Insert Date of Purchase Agreement]

Dear [Seller's Name],

Pursuant to the terms of the real estate purchase agreement referenced above, notice is hereby given that the undersigned Buyer objects to the condition of the title to the Property based on the following title defects disclosed in the title commitment/preliminary report dated [Insert Date of Report]:

- [Description of Objection 1, e.g., Unresolved Lien/Judgment]
- [Description of Objection 2, e.g., Encroachment issue]
- [Description of Objection 3, e.g., Break in chain of title]

The aforementioned defects render the title unmarketable and/or uninsurable in accordance with the standards set forth in the agreement.

Under the terms of our contract, you are requested to cure these defects and provide clear, marketable title on or before [Insert Deadline Date]. Failure to remedy these objections within the timeframe specified in the contract may result in the Buyer exercising their right to terminate the agreement and receive a full refund of the earnest money deposit.

Please notify the undersigned or the closing agent in writing as soon as these matters have been resolved.

Sincerely,

[Buyer's Signature]
[Buyer's Printed Name]
[Buyer's Phone Number/Email]

cc: [Title Company Name / Closing Attorney]