

URGENT: NOTICE OF DEFAULT AND DEMAND FOR CLOSING FUNDS

Date: [Insert Date]

To: [Buyer Name]
[Buyer Address]
[City, State, Zip Code]

Re: Notice of Default regarding Purchase Agreement for [Property Address]

Dear [Buyer Name],

This letter serves as formal notice that you are in breach of the Purchase Agreement dated [Agreement Date] for the property located at [Property Address].

Specifically, you have failed to provide the required closing funds in the amount of \$[Amount] by the scheduled closing date of [Closing Date]. Pursuant to the terms of the Agreement, time is of the essence regarding your performance.

DEMAND FOR PERFORMANCE:

You are hereby demanded to cure this default by delivering the total required closing funds to [Escrow/Title Company Name] no later than [Time] on [Date].

Failure to provide the funds by this deadline will result in the following actions:

- Immediate termination of the Purchase Agreement.
- Forfeiture of your earnest money deposit in the amount of \$[Deposit Amount].
- Legal action to seek further damages incurred due to your breach of contract.

Please contact [Name/Company] immediately at [Phone Number] to confirm that the funds have been initiated.

Sincerely,

[Your Name/Seller Name]
[Your Signature]

cc: [Listing Agent Name]
[Escrow Officer Name]