

Date: [Insert Date]

Via: [Insert Method of Delivery, e.g., Certified Mail / Email]

To: [Recipient Name]

[Recipient Address]

[City, State, Zip Code]

RE: NOTICE OF BREACH OF CONTRACT AND DEMAND FOR CLOSING FUNDS

Dear [Recipient Name],

This letter serves as formal notice that you are in breach of the purchase agreement dated [Agreement Date] regarding the property located at [Property Address] (the "Contract").

Pursuant to the terms of the Contract, the scheduled closing date was [Closing Date]. As of this time, you have failed to deliver the required closing funds in the amount of \$[Amount] to the designated escrow agent/closing attorney. This failure constitutes a material breach of your obligations under the Contract.

DEMAND IS HEREBY MADE that you cure this breach by remitting the full closing funds to [Escrow Company/Closing Agent Name] no later than [Time] on [Date].

Failure to comply with this demand within the specified timeframe will result in the following actions:

- Immediate termination of the Contract.
- Retention of your earnest money deposit as liquidated damages.
- Commencement of legal proceedings to recover further damages and legal fees.

Time is of the essence. Please govern yourself accordingly.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Phone Number]

[Your Email Address]

CC: [Escrow Officer Name/Real Estate Agent Name]