

Date: [Date]

To: [Escrow Company Name]

Address: [Escrow Company Address]

Escrow Number: [Escrow Number]

Property Address: [Full Property Address]

**RE: Notice of Cancellation of Purchase Agreement and Release of Deposit**

To Whom It May Concern,

Pursuant to the Purchase Agreement dated [Date of Agreement] between [Buyer Name(s)] ("Buyer") and [Seller Name(s)] ("Seller"), Buyer hereby provides formal notice of the cancellation of the aforementioned agreement.

This cancellation is based on the Inspection Contingency. The professional inspections conducted on the property have revealed conditions unsatisfactory to the Buyer. As the parties have not reached a mutual agreement regarding repairs or credits, the Buyer is exercising their right to terminate the contract within the contingency period.

The Buyer and Seller hereby instruct [Escrow Company Name] to cancel the escrow and distribute the Earnest Money Deposit as follows:

- **Amount to be released to Buyer:** \$[Amount]
- **Amount to be released to Seller:** \$[Amount]

By signing this document, both Buyer and Seller release each other, as well as the real estate brokers and escrow holder, from any further liabilities or obligations arising from the Purchase Agreement.

**Buyer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_