

Date: [Current Date]

To: [Escrow Company Name]

Attn: [Escrow Officer Name]

[Escrow Company Address]

[City, State, Zip Code]

Re: Notice of Cancellation of Escrow and Request for Release of Funds

Escrow Number: [Insert Escrow Number]

Property Address: [Insert Property Address]

Buyer(s): [Insert Buyer Names]

Seller(s): [Insert Seller Names]

To Whom It May Concern,

Pursuant to the terms of the Purchase Agreement dated [Date of Agreement], Buyer hereby provides formal notice of the cancellation of the above-referenced escrow. This cancellation is based on the failure of the Appraisal Contingency.

The professional appraisal of the property was returned at a value of \$[Appraised Value], which is lower than the agreed-upon purchase price of \$[Purchase Price]. After good faith negotiations, the parties have not reached an agreement regarding the price difference.

Accordingly, Buyer hereby demands the full release and return of the Earnest Money Deposit (EMD) currently held in escrow in the amount of \$[Deposit Amount].

Please prepare the necessary Cancellation Instructions for all parties to sign and process the refund of the deposit to the Buyer at the following address:

[Buyer Name]

[Mailing Address for Refund]

[City, State, Zip Code]

Sincerely,

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[Buyer Signature]

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[Buyer Signature]

cc: [Real Estate Agent Name], [Seller Name]