

[Date]

[Escrow Agent Name]

[Escrow Company Name]

[Address]

[City, State, Zip Code]

RE: Notice of Breach of Contract and Demand for Release of Earnest Money Deposit

Escrow Number: [Escrow Number]

Property Address: [Full Property Address]

To Whom It May Concern,

This letter serves as formal notice to cancel the above-referenced escrow. This cancellation is due to a material breach of the Purchase Agreement dated [Date of Agreement] by [Name of Defaulting Party].

Specifically, the [Buyer/Seller] has failed to perform the following contractual obligation(s):

- [Describe the breach, e.g., failure to waive contingencies by deadline, failure to close on the agreed date, etc.]

Pursuant to the terms set forth in the Purchase Agreement, the undersigned hereby demands the immediate release of the Earnest Money Deposit in the amount of \$[Amount] to [Name of Recipient].

Enclosed is the signed "Cancellation of Real Estate Purchase Agreement and Release of Deposit" form. Please process this request and disburse the funds accordingly within [Number] business days.

Sincerely,

[Signature]

[Printed Name]

[Phone Number]

[Email Address]

CC: [Name of Other Party/Agent]