

Date: [Insert Date]

To: [Escrow Company Name]

Attn: [Escrow Officer Name]

Escrow Number: [Insert Escrow Number]

Property Address: [Insert Full Property Address]

Subject: Notice of Cancellation of Escrow and Release of Funds

Dear [Escrow Officer Name],

The undersigned Buyer and Seller hereby provide formal notice to cancel the above-referenced escrow. This cancellation is due to the Buyer's inability to obtain clear and marketable title and the Seller's inability to resolve title defects within the timeframe permitted in the Purchase Agreement.

Pursuant to this cancellation, the parties hereby instruct [Escrow Company Name] to dispose of the Earnest Money Deposit (EMD) in the amount of \$[Insert Amount] as follows:

- Release to Buyer: \$[Insert Amount]
- Release to Seller: \$[Insert Amount]
- Payment of Cancellation Fees: [Specify if taken from EMD or paid separately]

By signing this document, both Buyer and Seller mutually release each other, as well as the Escrow Holder and respective Real Estate Brokers, from any and all further obligations, claims, or liabilities arising out of the Purchase Agreement for the subject property.

Please process the cancellation and disburse the funds immediately according to these instructions.

Sincerely,

Buyer Signature
[Buyer Printed Name]

Seller Signature
[Seller Printed Name]