

[Date]

[Escrow Company Name]

[Escrow Officer Name]

[Address]

[City, State, Zip Code]

RE: Notice of Disapproval and Request for Escrow Cancellation and 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 Purchase Agreement dated [Date of Agreement], this letter serves as formal notice that the Homeowners Association (HOA) documents, disclosures, and/or governing rules for the above-referenced property have been reviewed and are hereby **disapproved** by the Buyer.

As a result of this disapproval, and in accordance with the contingencies set forth in the contract, the Buyer hereby elects to cancel this escrow transaction immediately.

The parties further instruct [Escrow Company Name] to perform the following actions:

- Cancel Escrow Number [Insert Escrow Number] effective immediately.
- Release the Earnest Money Deposit in the amount of \$[Insert Amount] to the [Buyer/Seller] minus any applicable third-party cancellation fees as agreed upon in the contract.

Please prepare the necessary Cancellation Instructions for all parties to sign to facilitate the prompt release of funds.

Sincerely,

[Buyer Signature]

[Buyer Printed Name]

[Buyer Signature]

[Buyer Printed Name]

cc: [Real Estate Agent Name/Brokerage]