Buyer's Notice of Cancellation
of
Real Estate Purchase Contract

BUYER: _____

BUYER'S BROKERAGE: _____

SELLER: _____

SELLER'S BROKERAGE: _____

PROPERTY: _____

CITY _____**, COUNTY** _____**, UTAH, ZIP**_____

1. NOTICE OF CANCELLATION OF CONTRACT. Buyer hereby gives notice of cancellation of the Real Estate Purchase Contract (REPC) with an Offer Reference Date of _____, between Buyer and Seller regarding the above-described Property. The cancellation of the REPC is based on the following:

[ ] Due Diligence Condition - REPC Section 8.1(b)
[ ] Appraisal Condition - REPC Section 8.2(a)
[ ] Financing Condition - REPC Section 8.3(a)
[ ] Financing Condition - REPC Section 8.3(b)
[ ] Risk of Loss - REPC Section 20.2
[ ] Subject to the Sale of Buyer's Residence Addendum - Section 1.3
[ ] Secondary "Backup" Contract Addendum – Section 1.3
[ ] Short Sale Addendum – Section 7
[ ] Other (describe) _____
_____

2. RELEASE OF EARNEST MONEY DEPOSIT. By signing below Buyer acknowledges that the REPC is cancelled and hereby directs: [ ] Buyer's Brokerage; [ ] Other (describe) _____to release per the terms of the REPC, the Earnest Money Deposit(s) of $_____ to [ ] Buyer [ ] Seller.

_____ _____
Buyer Signature Date Time Buyer Signature Date Time

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