

## Buyer's Notice of Cancellation Of Real Estate Purchase Contract

**BUYER:** \_\_\_\_\_

**BUYER'S BROKERAGE:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_

**SELLER'S BROKERAGE:** \_\_\_\_\_

**PROPERTY:** \_\_\_\_\_

**CITY** \_\_\_\_\_, **COUNTY** \_\_\_\_\_, **UTAH, ZIP** \_\_\_\_\_

**CHECK APPROPRIATE BOX**

1.  **NOTICE OF CANCELLATION OF THE REPC PRIOR TO THE DUE DILIGENCE DEADLINE.** Buyer hereby gives notice of cancellation of the REPC between Buyer and Seller regarding the above-described Property prior to the Due Diligence Deadline. The Earnest Money Deposit shall be released in accordance with Section 8.1(b) of the REPC.

2.  **NOTICE OF CANCELLATION OF THE REPC AFTER THE DUE DILIGENCE DEADLINE, BUT PRIOR TO THE FINANCING & APPRAISAL DEADLINE.** Buyer hereby gives notice of cancellation of the REPC between Buyer and Seller regarding the above-described Property after the Due Diligence Deadline, but prior to the Financing and Appraisal Deadline.

If canceling according to Section 8.2(a), the Earnest Money Deposit shall be released to Buyer. Notice of Appraised Value is attached.

If canceling under Section 8.3(b)(i) of the REPC, the Earnest Money Deposit shall be released in accordance with that Section.

3.  **NOTICE OF CANCELLATION OF THE REPC.**
- Financing Condition - REPC Section 8.3(b)(ii) (After the Financing & Appraisal Deadline)
  - Risk of Loss - REPC Section 20.2
  - Subject to the Sale of Buyer's Property Addendum
  - FHA/VA Loan Addendum
  - Secondary "Backup" Contract Addendum – Section 1.3
  - Short Sale Addendum – Section 7
  - Other \_\_\_\_\_

The Earnest Money Deposit shall be released in accordance with the governing provision of the specific addendum or provision of the REPC checked in the list above.

Buyer Signature	Date	Time	Buyer Signature	Date	Time
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