

CONTINGENCY OPTIONS NOTICE

1 This notice is in conjunction with a certain Contract for Purchase and Sale of Real Estate dated _____, 20____,
2 by and between _____
3 as Seller and _____ as
4 Buyer for property commonly known as _____.

5 **Seller's Notification** (Check here if Seller is giving notice.)

6 Buyer is hereby notified that Seller has received another acceptable purchase agreement for the above property. Buyer is
7 hereby notified that Buyer will have _____ hours from the time and date of this notice to eliminate the contingency
8 regarding the sale of Buyer's property at _____.

9 In the event Buyer does not eliminate in writing the contingency within _____ hour period, Seller hereby declares
10 the Contract null and void and agrees to release all parties to the Contract from any and all future liability created by the
11 agreement and instructs escrow agent to release \$ _____ being held as earnest money to Buyer, less any costs
12 incurred by the processing of this Contract, including but not limited to title evidence, appraisal, credit report, and survey.

13 _____
14 Seller Seller

15 Notice executed at _____ (a.m.)(p.m.), _____, 20____

16 **Buyer's Notification** (Check here if Buyer is giving notice.)

17 REMOVAL OF CONTINGENCY

18 The contingency is REMOVED per terms of Contingency Addendum to Real Estate Purchase Contract dated ____
19 _____ and Buyer agrees that the contingency regarding the sale of Buyer's property shall be eliminated
20 _____ from the Contract for Purchase and Sale of Real Estate. Buyer agrees to continue with the purchase of said
21 _____ property according to all other terms and conditions of the Contract for Purchase and Sale of Real Estate.
22 Buyer's Buyer agrees to final settlement and closing on or before _____. Attached is evidence that
23 Initials Buyer will have sufficient funds available independent of the sale of Buyer's home, or that Buyer's home is
24 presently under contract with a pre-qualified buyer and that contract is scheduled to close before this Contract.

25 PURCHASE CONTRACT IS VOID

26 _____ The contingency is NOT REMOVED & Buyer hereby declares the Contract for Purchase and Sale of Real Estate
27 _____ null and void and instructs the escrow agent to return all earnest money to Buyer, less any costs incurred by
28 Buyer's the processing of this Contract, including but not limited to title evidence, appraisal, credit report, and survey.
29 Initials

30 Executed by Buyer at _____ (a.m.)(p.m.), _____, 20____

31 Buyer _____ Buyer _____

32 Acknowledgement by Seller

33 Notice received at _____ (a.m.)(p.m.), _____, 20____

34 Seller _____ Seller _____

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