

SELLER NOTICE TO BUYER

RE: Subject-To-Sale Addendum

Seller: _____

Buyer: _____

Address of Property Being Purchased:

Address _____ City _____ State _____

IP Date of Purchase Contract: _____

NOTICE TO BUYER: The Seller has tentatively accepted a different offer on the property (SELECT ONE):

1. ☐ Once this notice is received, the Purchase Agreement between the Buyer and Seller is considered canceled, and the Buyer is entitled to a refund of the earnest money.
2. ☐ After receiving this notice, the Buyer shall have until 11:59 P.M. Central Time on the following date: _____ to remove the Subject-To-Sale Contingency.

- a. ☐ The Buyer must respond to the Seller in writing using ECIMLS Form ECIAR 2A or ECIAR 2D by the deadline noted above; otherwise, the Purchase Agreement will be considered void, and the Buyer's earnest money will be refunded.

☐ The Buyer will not be able to secure an accepted offer on their current property and submit Form 2A within the time frame stated above. Therefore, the Buyer must respond to the Seller in writing using ECIMLS Form ECIAR 2D by the deadline provided, or the Purchase Agreement will be canceled and the Buyer's earnest money returned. If the Buyer chooses to remove this contingency, they acknowledge and agree that they must provide the Seller with written documentation confirming their financial ability to complete the purchase. At that point, the Purchase Agreement will no longer be dependent on the successful closing of the Buyer's existing property.

Seller _____ Seller _____

Listing Agent or Broker _____ Date: ____/____/____

RECEIPT

The Buyer or the Buyer's Agent confirms receipt of the above notice.

Buyer _____ Buye _____

Buyer Agent or Broker _____ Date: _____

THIS DOCUMENT IS LEGALLY BINDING.

If you have any questions or do not fully understand it, please consult an attorney of your choosing.