



NOTICE OF TERMINATION AND RELEASE OF DEPOSIT

Greater Hartford Association of REALTORS®, Inc.



CAUTION: THE REAL ESTATE PURCHASE CONTRACT GIVES THE BUYER OR SELLER THE RIGHT TO TERMINATE THE CONTRACT FOR ONE OR MORE OF THE REASONS BELOW BUT ONLY IF THE BUYER OR SELLER HAS COMPLIED WITH THE RELEVANT PROVISION(S) APPLICABLE TO SUCH REASON(S).

This notice is with respect to the Real Estate Purchase Contract (the "Contract") dated _____ between _____ (Buyer) and _____ (Seller) concerning the Property located at _____ Connecticut.

Buyer hereby notifies Seller and Broker that **Buyer hereby terminates the Contract** for the following reason(s) [check one or more]:

1. ☐ Inability to obtain written mortgage commitment (Paragraph 5 of the Contract)
2. Inability to reach a mutually satisfactory agreement with regard to the following:
 - ☐ Unsatisfactory Home Inspection (Paragraph 17 of the Contract)
 - ☐ Unsatisfactory Termite or Wood Destroying Insect Inspection (Paragraph 17 of the Contract)
 - ☐ Unsatisfactory Asbestos Inspection (Paragraph 17 of the Contract)
 - ☐ Unsatisfactory Radon Inspection (Paragraph 17 of the Contract)
 - ☐ Unsatisfactory Mold Inspection (Paragraph 17 of the Contract)
 - ☐ Unsatisfactory Septic System Inspection (Rider to the Contract)
 - ☐ Unsatisfactory Well System Inspection (Rider to the Contract)
3. ☐ Buyer's exercise of right to terminate under the Common Interest Ownership Act
4. ☐ Other _____

Seller hereby notifies Buyer and Broker that **Seller hereby terminates the Contract** for the following reason(s) [check one or more]:

1. ☐ Buyers inability to obtain written mortgage commitment (Paragraph 5 of the Contract)
2. ☐ Buyer's failure to make the second deposit (Paragraph 4 of the Contract)
3. ☐ Other _____

BUYER

SELLER

Date: _____

Date: _____

RESCISSION AND RELEASE OF DEPOSIT

The contract is hereby rescinded, and Seller(s) and Buyer(s) hereby release each other and the Broker(s) from their respective liabilities under the Contract. _____ [name of Broker or other person holding deposit(s)] is hereby authorized and directed to release the deposit(s) of \$ _____ as follows: \$ _____ to Buyer(s) \$ _____ to Seller(s)

BUYER

SELLER

Date: _____

Date: _____