



NOTICE OF TERMINATION

This Form cannot disburse Earnest Money and should not be used for that purpose

PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS CONTRACT AND DURING THE TRANSACTION. REAL ESTATE LICENSEES RECOMMEND OBTAINING LEGAL COUNSEL.

SENDING PARTY HEREBY DELIVERS NOTICE THAT SENDING PARTY IS TERMINATING THE AGREEMENT/ CONTRACT: TO BUY AND SELL REAL ESTATE (RESIDENTIAL) OR OTHER

1. PARTIES:

Buyer(s), _____ ("Buyer"), and Seller(s), _____ ("Seller").

2. PROPERTY PARTIALLY DESCRIBED AS:

Address _____ Unit # _____ City _____ State of South Carolina Other _____ Tax Map _____

3. NOTICE AND DELIVERY: Notice is any unilateral communication (offers, counteroffers, acceptance, termination, unilateral requests for better terms, and associated addenda/amendments) from one Party to the other. Notice to/from a Broker representing a Party is deemed Notice to/from the Party. All Notice, consents, approvals, counterparts, and similar actions required under Contract must be in paper or electronic writing and will be effective as of delivery to the Notice address/email/fax in the Contract and awareness of receipt by Broker ("Delivered") unless Parties agree otherwise in writing.

4. REASON FOR TERMINATION(CHECK ONLY ONE)

A. BASED ON A CONTRACTUAL CONTINGENCY

- Buyer is terminating for Due Diligence reasons during the Due Diligence Period and will be provided the agreed upon termination fee with this Notice
Sender is terminating due to this contract being contingent on Financing and Buyer's Financing being denied.
Buyer is terminating due to this contract being contingent on Appraisal and Seller's decision not to lower purchase price to the appraised value
Buyer is terminating due to this contract being contingent on a clear CL-100 and Seller declining to make repairs necessary to deliver such a report
Sender is terminating under the provisions the Buyer's Sale Contingency in SCR Form 504
Seller is terminating due to Buyer's failure deliver the Earnest Money by the Deadline stated in the Contract for Sale.
Sender is terminating due to the Recipient's failure to perform their contractual obligations as described below(include relevant paragraph or form number):

B. WITHOUT A CONTRACTUAL BASIS TO DO SO

Sender is sending this Notice of Termination without a contractual basis to do so, and is fully aware that terminating under these conditions may result in legal claims for damages by all affected parties. THIS IS NOT A VALID TERMINATION.

RECEIPT ACKNOWLEDGEMENT SIGNATURES/DATE/TIME BY RECIPIENT PARTY OR RECIPIENT BROKER IS REQUESTED BUT NOT REQUIRED FOR NOTICE OF DELIVERY. NAME/DATE/TIME OF DELIVERY CAN BE WRITTEN IN BY PERSON DELIVERING THIS NOTICE IF RECIPIENTS REFUSE TO SIGN/DATE/TIME.

BUYER: _____ DATE: _____ TIME: _____
BROKER: _____ DATE: _____ TIME: _____
SELLER: _____ DATE: _____ TIME: _____
BROKER: _____ DATE: _____ TIME: _____

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