

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (NTT44-6-18) (Mandatory 1-19)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**NOTICE TO TERMINATE**

Date: 7/15/2020

This Notice terminates the Contract dated 7/1/2020 between **Sample Seller** (Seller) and **Sample Buyer One and Sample Buyer Two** (Buyer) relating to the sale and purchase of the Property known as: 1348 Olive Street, Denver, CO 80220 (Contract). Terms used herein shall have the same meaning as in the Contract.

**BUYER'S NOTIFICATION OF UNSATISFACTORY CONDITION.**

Buyer notifies Seller that the Contract is terminated (§ 25 Termination) because the following are unsatisfactory to Buyer:

<input type="checkbox"/> Assumption Balance (§ 4.6)	<input type="checkbox"/> Due Diligence Documents, Leases (§ 10.6)
<input type="checkbox"/> Seller or Private Financing (§ 4.7)	<input type="checkbox"/> Zoning (§ 10.6) CBS 2, 3, 4
<input type="checkbox"/> New Loan Review (§ 5.2)	<input type="checkbox"/> Environmental, ADA Evaluation (§ 10.6) CBS 2, 3, 4
<input type="checkbox"/> Existing Loan Review (§ 5.4)	<input type="checkbox"/> Conditional Sale (§ 10.7)
<input type="checkbox"/> Conventional/Other Appraisal (§ 6.2)	<input type="checkbox"/> Lead-Based Paint (§ 10.10) CBS 1, 2, CBSF1
<input type="checkbox"/> Association Documents (§ 7.4)	<input type="checkbox"/> Methamphetamine Laboratory (§ 10.12) CBS 1, 2, CBSF1
<input type="checkbox"/> Record Title and Off-Record Title (§ 8.5)	<input type="checkbox"/> Tenant Estoppel Statements (§ 11.3) CBS 2, 3, 4
<input type="checkbox"/> New ILC or New Survey (§ 9.3)	<input type="checkbox"/> Causes of Loss, Insurance (§ 19.1)
<input checked="" type="checkbox"/> Inspection (§ 10.3)	<input type="checkbox"/> Damage, Inclusions and Service (§ 19.2)
<input type="checkbox"/> Insurability (§ 10.5)	<input type="checkbox"/> Condemnation (§ 19.3)
<input type="checkbox"/> Other:	<input type="checkbox"/> Short Sale Addendum (SSA38-10-11)
<input type="checkbox"/> Other:	

**SELLER'S NOTIFICATION OF UNSATISFACTORY CONDITION.**

Seller notifies Buyer that the Contract is terminated (§ 25 Termination) because the following are unsatisfactory to Seller:

<input type="checkbox"/> Seller Financing (§ 4.7)
<input type="checkbox"/> Credit Information (§ 5.3)
<input type="checkbox"/> Release of Liability (§ 5.4)
<input type="checkbox"/> Short Sale Addendum (SSA38-10-11)
<input type="checkbox"/> Other:

Terminating Party: ☒ Buyer ☐ Seller

Date: \_\_\_\_\_

Name - Signature of Terminating Party: **Sample Buyer One**

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Date: \_\_\_\_\_

Name - Signature of Terminating Party: ***Sample Buyer Two***

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