



**NOTICE OF CANCELLATION**

Due to Contingency or Condition

Prepared by: Agent \_\_\_\_\_  
Broker \_\_\_\_\_

Phone \_\_\_\_\_  
Email \_\_\_\_\_

**NOTE:** This form is used by a transaction agent when a sale is the subject of a contingency provision that has not been satisfied and the transaction is to be cancelled, to prepare a notice for their client to sign cancelling the transaction.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

**TO:** \_\_\_\_\_

*Items let blank or unchecked are not applicable.*

**FACTS:**

This is a notice of cancellation and termination of the following contract:

- Purchase agreement
- Escrow Instructions
- Exchange agreement
- Counteroffer
- \_\_\_\_\_

dated \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California,

entered into by you and the undersigned, regarding real estate referred to as \_\_\_\_\_

**CANCELLATION AND TERMINATION:**

The above referenced contract and any underlying agreements are hereby cancelled and terminated.

The cancellation is based on:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. The contract is further cancelled for any other legally sufficient grounds not mentioned here.
5. If approved by all parties, the real estate broker(s) and escrow agent(s) are hereby instructed to return all instruments and funds to the parties depositing them.

**I agree to this notice and instructions.**

See attached Signature Page Addendum. [RPI Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**RECEIPT AND CONSENT TO CANCELLATION**

**I acknowledge receipt of a signed copy of this notice and agree to this cancellation and instructions.**

Date: \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_