



NOTICE OF ELIMINATION OF BACKUP CONTINGENCY

Commencement of Performance

Prepared by: Agent _____ Phone _____
Broker _____ Email _____

NOTE: This form is used by a Seller to notify a Buyer under a purchase agreement they have entered into as a backup offer, contingent on the cancellation of a prior purchase agreement with another Buyer regarding the same property, that the backup contingency has been eliminated due to cancellation of the prior transaction(s) and that the Buyer is to commence performance. Recommended for use with **ft** Form 276.

DATE: _____, 20_____, at _____, California.
Items left blank or unchecked are not applicable.

TO BUYER:

Name _____
Name _____

FROM SELLER:

Name _____
Name _____

FACTS:

1. This notice regards the performance of the purchase agreement
 - 1.1 entered into by Buyer and Seller
 - 1.2 dated _____, 20_____, at _____, California,
 - 1.3 regarding real estate referred to as _____

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2. Seller hereby notifies Buyer of the satisfaction of the condition in the above referenced purchase agreement which required the cancellation of specified purchase agreements previously entered into by Seller before any performance may be required under the above referenced purchase agreement.
 - 2.1 All specified prior purchase agreements and escrow instructions have been cancelled and are of no further effect.
3. Buyer's receipt of this notice of satisfaction of the conditions allowing for cancellation of the above referenced purchase agreement:
 - 3.1 Eliminates the condition and allows the above referenced purchase agreement to be performed; and
 - 3.2 Commences the periods for performance by Buyer and Seller of the above referenced agreement.

I agree to this notice of satisfaction of contingency.

Date: _____, 20_____

Seller's Signature: _____

Seller's Signature: _____

I acknowledge receipt of the notice.

Date: _____, 20_____

Buyer's Signature: _____

Buyer's Signature: _____