# OKLAHOMA REAL ESTATE COMMISSION

*This is a legally binding Contract; if not understood, seek advice from an attorney.*

# CONDITION REMOVAL NOTIFICATION

## DEMAND FROM SELLER TO REMOVE CONDITION

To: _____, Buyer:

In accordance with the Oklahoma Uniform Contract of Sale of Real Estate between the Buyer and the undersigned Seller (the "Contract") as modified by the Sale of Buyer's Property Condition (NOT Under Contract) attached thereto, you are hereby notified that Seller has accepted a written offer conditioned upon your right to remove the Termination Condition set forth.

You have until _____ (time) on _____, 20 _____ (date) to remove the Termination Condition. In the event of your failure to remove the Termination Condition within the time period specified, the Contract shall automatically terminate and your Earnest Money shall be disbursed in accordance with the provisions of the Contract.

Dated _____, 20 _____

Seller's Signature_____ Seller's Signature _____

Receipt acknowledged at _____ (Time) on the _____ day of _____, 20_____.

Buyer's Broker Signature_____

**OR**

Buyer's Signature _____ Buyer's Signature _____

## NOTICE OF REMOVAL OF CONDITION FROM BUYER

To: _____, Seller:

The undersigned Buyer hereby removes the Termination Condition created by and expressed in the Contract, as indicated below:

Attached to this Notice of Removal of Condition is the following (check one):

☐ a) A copy of a contract to close the sale of Buyer's Property on or before the Closing Date in this Contract subject to no conditions other than inspections, title, survey (or mortgage inspection certificate) or financing;

**OR**

☐ b) A copy of verification from a financial institution or other lender of the availability of sufficient funds, or a written statement of conditional loan approval not requiring the sale of Buyer's Property.

Dated _____, 20 _____

Buyer's Signature _____ Buyer's Signature _____

Receipt acknowledged at _____ (Time) on the _____ day of _____, 20_____.

Seller's Broker Signature_____

**OR**

Seller's Signature_____ Seller's Signature _____

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.