OKLAHOMA REAL ESTATE COMMISSION

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

NOTICE OF CANCELLATION OF OKLAHOMA UNIFORM CONTRACT OF SALE OF REAL ESTATE

Property Address:_____

BUYER'S NOTICE OF CANCELLATION AS OF THE DATE SIGNED BELOW

☐ As provided in the Treatment, Repairs, Replacements and Reviews Paragraph of the Contract, Buyer's investigations, inspections and reviews are unsatisfactory. (Do not check this box if Conditional Cancellation is checked below).

☐ As provided in the Title Evidence Paragraph of the Contract, due to Failure of Seller to Cure Title Objections.

☐ As provided in the Breach and Failure to Close by Seller Paragraph of the Contract.

☐ As provided in the Financing Supplement, the Property appraised for less than the purchase price.

☐ As provided in the Financing Supplement, the loan terms were unobtainable, or the loan terms are unacceptable.

☐ As provided in the Financing Supplement, the Buyer is unable to secure final financing after having obtained conditional loan approval.

☐ As provided in the Additional Provisions in the Contract or a Supplement.

_____		_____	
Buyer's Signature	Date	Buyer's Signature	Date

SELLER'S NOTICE OF CANCELLATION AS OF THE DATE SIGNED BELOW

☐ As provided in the Breach and Failure to Close By Buyer Paragraph of the Contract.

☐ As provided in the Financing Supplement, the Seller was not provided written notice of loan approval within time specified.

_____		_____	
Seller's Signature	Date	Seller's Signature	Date

BUYER'S CONDITIONAL CANCELLATION

☐ In reference to the Investigations, Inspections and Reviews Paragraph, the Contract is cancelled unless the time period for inspections is extended to _____, 20_____. Seller shall provide written notice below extending said time period for the Contract to continue in full force and effect.

_____		_____	
Buyer's Signature	Date	Buyer's Signature	Date

☐ Seller agrees to the above stated extension.

_____		_____	
Seller's Signature	Date	Seller's Signature	Date

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