## DRAFT 12/08/2021

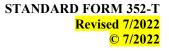
## TERMINATION OF CONTRACT (FORM 2-T) BY NOTICE TO BUYER FROM SELLER

Buyer:		("Buyer")	
Seller:		("Seller")	
Property Address:		("Property")	
1. <b>Contract</b> . Buyer and Seller entered into a contract for (form 2-T) ("Contract"). The Effective Date of the Cont			
2. Termination by Seller. Seller hereby terminates the	Contract for the following reason(s) (chee	ck all applicable boxes):	
<ul> <li>Buyer's failure to timely deliver the Due Diligence Fee or Initial Earnest Money Deposit by cash, official bank check, with transfer or electronic transfer following written notice from Seller (see Paragraph 1(d) of the Contract)</li> <li>Buyer's failure to timely deliver (Additional) Earnest Money Deposit by cash, official bank check, wire transfer or electronic transfer following written notice from Seller (see Paragraph 1(d) of the Contract). (Note: Written notice from the Seller not required).</li> </ul>			
Buyer's delay in Settlement and Closing beyor any amendment thereof (see Agreement to Ame		the Contract (see Paragraph 12) an	
	end Contract, form 4-T).		
<ul> <li>any amendment thereof (see Agreement to Ame</li> <li>Exercise by Seller of right to terminate under Notice of Approval of Short Sale</li> <li>THE NORTH CAROLINA ASSOCIATION OF REA</li> </ul>	end Contract, form 4-T). Paragraph 4 of Short Sale Addendum LTORS <sup>®</sup> , INC. MAKES NO REPRES	(form 2A14-T) at any time prior t	
<ul> <li>any amendment thereof (see Agreement to Ame</li> <li>Exercise by Seller of right to terminate under Notice of Approval of Short Sale</li> <li>THE NORTH CAROLINA ASSOCIATION OF REA VALIDITY OR ADEQUACY OF ANY PROVISION O</li> </ul>	end Contract, form 4-T). Paragraph 4 of Short Sale Addendum LTORS <sup>®</sup> , INC. MAKES NO REPRES	(form 2A14-T) at any time prior t	
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any amendment thereof (see Agreement to Ame Exercise by Seller of right to terminate under Notice of Approval of Short Sale THE NORTH CAROLINA ASSOCIATION OF REA VALIDITY OR ADEQUACY OF ANY PROVISION O Seller Seller Mailing Address: Entity Seller:	end Contract, form 4-T). Paragraph 4 of Short Sale Addendum LTORS®, INC. MAKES NO REPRES F THIS FORM IN ANY SPECIFIC TRA Date Date	(form 2A14-T) at any time prior t EENTATION AS TO THE LEGANNSACTION.	
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## **RELEASE OF EARNEST MONEY DEPOSIT\***

Seller D AGREES D DOES NOT AGREE that Escrow Agent may disburse any Earnest Money Deposit received in connection with the Contract to Buyer as a result of Seller's termination of the Contract for the reason(s) set forth above.

Seller	Date
Seller	Date
Mailing Address:	

Buyer D AGREES D DOES NOT AGREE that Escrow Agent may disburse any Earnest Money Deposit received in connection with the Contract to Seller as a result of Seller's termination of the Contract for the reason(s) set forth above.

Buyer	Date
Buyer	Date
Mailing Address:	

\*As set forth in Paragraph 1(f) of the Contract, in the event of a dispute between Seller and Buyer over the return or forfeiture of the Earnest Money Deposit held in escrow by a broker, the broker is required by state law (and Escrow Agent, if not a broker, has agreed) to retain said Earnest Money Deposit in the Escrow Agent's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if the broker or an attorney licensed to practice law in North Carolina ("Attorney") is holding the Earnest Money Deposit, the broker or Attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

**NOTE:** BUYER'S FAILURE TO SIGN THIS RELEASE DOES NOT AFFECT THE VALIDITY OF SELLER'S UNILATERAL TERMINATION OF THE CONTRACT.