



UNILATERAL NOTICE TO TERMINATE PURCHASE AND SALE AGREEMENT AND PROPOSED DISBURSEMENT OF EARNEST MONEY



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REFERENCE:

That certain purchase and sale agreement ("Agreement") between Buyer and Seller with a Binding Agreement Date of _____ for property located at: _____, Georgia _____.

Unilateral Notice to Terminate

- Buyer OR Seller does hereby give notice to the other parties to the above-referenced purchase and sale agreement that he or she is terminating the Agreement effective immediately based upon the following:
 - a. Buyer's right to terminate during the Due Diligence Period set forth in the Agreement;
 - b. the failure of the following contingency to which the Agreement is subject: _____
 - c. the following default under the Agreement by Buyer Seller: _____
 - d. other lawful reason: _____

Buyer Date OR Seller Date

Buyer Date Seller Date

Proposed Disbursement of Earnest Money

The party unilaterally terminating this Agreement proposes that the earnest money and any other funds currently being held by Holder (collectively "Earnest Money") be disbursed as follows:

This disbursement of Earnest Money shall only become effective upon this form being signed by and delivered to Buyer and Seller with a fully executed copy of the same then being delivered to the Buyer, Seller and Holder. Upon the happening of such event, Buyer and Seller further agree to release each other and all real estate brokerage firms, brokers and their affiliated licensees (all of whom shall be express third party beneficiaries to this Agreement) working with or representing the parties to the Agreement from any and all claims, causes of action, damages and suits arising out of or related to the Agreement. This shall not relieve any party who has defaulted under the Agreement or any brokerage engagement agreement to which they are a party from any claim, cause of action or suit for damages brought by the Broker(s) involved in the transaction. All terms referenced herein shall have the same meaning as in the Agreement.

Buyer Date AND Seller Date

Buyer Date Seller Date

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