NOTICE TO SELLER THAT BUYER IS EXERCISING THEIR RIGHT TO TERMINATE THE OFFER TO PURCHASE AND CONTRACT—VACANT LOT/LAND (FORM 12-T)

Buyer:_			("Buyer")
Seller:_			("Seller"
Property	Address:		("Property")
1. Cont	tract. Buyer and Seller entered into a contract for the part—Vacant Lot/Land (form 12-T) ("Contract"). The Effective	purchase and sale of the Prove Date of the Contract is	operty on the Offer to Purchase and
	Lination by Buyer . Buyer hereby terminates the Contract for Exercise by Buyer of right to terminate during the Due Dile		
	Seller's delay in Settlement and Closing for more than fourteen (14) days from the Settlement Date or any extension of the Settlement Date agreed upon in writing (see Paragraph 10 of the Contract)		
	Exercise by Buyer of right to terminate under Paragraph 8 of Back-Up Contract Addendum (form 2A1-T) prior to receipt by Buyer of written notice from Seller that Back-Up Contract has become primary		
	Exercise by Buyer of right to terminate under Paragraph 1 of Contingent Sale Addendum (form 2A2-T) because Buyer has not closed on the sale of Buyer's Property by the Settlement Date		
	Exercise by Buyer of right to terminate under Paragraph 2 of Contingent Sale Addendum (form 2A2-T) because the Contract For Buyer's Property has terminated (NOTE : Notice must be accompanied by reasonable documentation of Contract For Buyer's Property)		
	Exercise by Buyer of right to terminate under Paragraph 4 of Short Sale Addendum (form 2A14-T) at any time prior to receipt of Notice of Approval of Short Sale		
	ORTH CAROLINA ASSOCIATION OF REALTORS®, INC ITY OR ADEQUACY OF ANY PROVISION OF THIS FO		
Buyer		Date	Time
Buyer Mailing	Address:	Date	Time





RELEASE OF EARNEST MONEY DEPOSIT BY SELLER*

Seller acknowledges that Buyer is entitled to a refund of the Earnest Money Deposit received in connection with the Contract as a result of Buyer's termination of the Contract for the reason(s) set forth above, and hereby agrees that Escrow Agent may disburse the

Earnest Money Deposit to Buyer.	
Seller	Date
Seller	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.