

FINAL NOTICE OF DEFAULT
PAST DUE PAYMENTS UNDER CONTRACT FOR DEED

TO: _____

THIS NOTICE OF DEFAULT CONCERNS THE CONTRACT FOR DEED ENTERED into by and between _____ (SELLER) and _____ (PURCHASER), regarding property located at the following address: _____.

YOU ARE IN DEFAULT IN MAKING PAYMENTS DUE TO SELLER UNDER THE CONTRACT FOR DEED.

THIS NOTICE IS TO INFORM YOU THAT THE SELLER HAS THE RIGHT TO TERMINATE THE CONTRACT FOR THE PURCHASE OF THE PROPERTY LOCATED AT THE ADDRESS ABOVE BASED UPON YOUR FAILURE TO MAKE TIMELY PAYMENTS. THE SELLER WILL BEGIN TERMINATION OF THE CONTRACT AND FORFEITURE OF THE PAYMENTS YOU HAVE MADE, UNLESS BEFORE THE ____ DAY OF _____, 20____, YOU CURE THE DEFAULT AS FOLLOWS:

YOU PAY TO SELLER:

- (1) \$ _____, which represents the past due payments for the months of _____; PLUS
- (2) \$ _____ in late fees.

TOTAL DUE: _____

IF YOU FAIL TO PAY THE ABOVE PAYMENTS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOU WILL STAND IN BREACH OF THE CONTRACT AND SELLER MAY TAKE APPROPRIATE ACTIONS FOR BREACH WHICH COULD INCLUDE YOU LOSING ALL THE MONEY YOU HAVE PAID ON THE CONTRACT, YOUR RIGHT TO POSSESSION OF THE PROPERTY, AND YOUR EVICTION FROM THE PROPERTY.

THIS IS YOUR FINAL NOTICE PRIOR TO THE SELLER TAKING OTHER ACTIONS AUTHORIZED BY LAW FOR BREACH AND RECOVERY OF THE PROPERTY.

(DATE)

(SIGNATURE OF SELLER)

(PRINTED NAME)