



NOTICE TO BUYER TO PERFORM

No. _____

(C.A.R. Form NBP, Revised 10/02)

In accordance with the terms and conditions of the: [] California Residential Purchase Agreement or [] Other _____ ("Agreement"), dated _____, on property known as _____ 1964 Horseshoe Lane, Sunny CA 90000 ("Property"), between _____ ("Buyer"), and _____ ("Seller").

SELLER hereby gives Buyer notice to remove the following contingencies and take the specified contractual action:

Contingency

[] ALL CONTINGENCIES

- A. [] Loan (Paragraph 2I)
B. [] Appraisal (Paragraph 2J)
C. [] Tenant-Occupied Property (Paragraph 3C (iii))
D. [] Disclosures/Reports (Paragraphs 4 and 5)
E. [] Common Interest Disclosures (Paragraph 6B)
F. [] Buyer Investigation, including insurability (Paragraph 9)
G. [] Title: Preliminary Report (Paragraph 12)
H. [] Sale of Buyer's Property (Paragraph 13)
I. [] _____
J. [] _____
K. [] _____

Contractual Action

- L. [] Initial Deposit (Paragraph 2A)
M. [] Increased Deposit (Paragraph 2B)
N. [] Loan Application Letter (Paragraph 2G)
O. [] Down Payment Verification (Paragraph 2H)
P. [] All Cash Verification (Paragraph 2L)
Q. [] Return of Statutory Disclosures (Paragraph 5A(2))
R. [] Return of Lead Disclosures (Paragraph 5A(2))
S. [] Receipt for Increased Deposit (Paragraph 16)
T. [] Escrow Evidence, Sale of Buyer's Property (C.A.R. Form COP, Paragraph A2 or A3)
U. [] _____
V. [] _____

NOTE: Paragraph numbers refer to the California Residential Purchase Agreement (C.A.R. Form RPA-CA).

BUYER: If you do not remove the contingency(ies) (C.A.R. Form CR) or take the contractual actions specified above within 24 (or [] _____) hours (but no less than the time specified in the Agreement) of receipt of this Notice to Buyer to Perform, Seller may cancel the Agreement.

Seller _____ Date _____ Time _____ [] AM [] PM

Seller _____ Date _____ Time _____ [] AM [] PM

(____ / ____) (Initials) CONFIRMATION OF RECEIPT: A Copy of this Signed Notice to Buyer to Perform was personally received by Buyer or authorized agent on _____ (date), at _____ [] AM [] PM.

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Reviewed by _____ Date _____

