

**OKLAHOMA REAL ESTATE COMMISSION**

*This is a legally binding Contract; if not understood, seek advice from an attorney.*

**CONDITION REMOVAL NOTIFICATION**

**DEMAND FROM SELLER TO REMOVE CONDITION**

To: \_\_\_\_\_, Buyer:

In accordance with the Oklahoma Uniform Contract of Sale of Real Estate between the Buyer and the undersigned Seller covering the property located at \_\_\_\_\_ (the "Contract") as modified by the Sale of Buyer's Property Condition (NOT Under Contract) attached thereto, you are hereby notified that Seller has accepted a written offer conditioned upon your right to remove the Termination Condition set forth.

You have until \_\_\_\_\_ (time) on \_\_\_\_\_, 20 \_\_\_\_\_ (date) to remove the Termination Condition. In the event of your failure to remove the Termination Condition within the time period specified, the Contract shall automatically terminate and your Earnest Money shall be disbursed in accordance with the provisions of the Contract.

Dated \_\_\_\_\_, 20 \_\_\_\_\_

Seller's Signature \_\_\_\_\_ Seller's Signature \_\_\_\_\_

Receipt acknowledged at \_\_\_\_\_ (Time) on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Buyer's Broker Signature \_\_\_\_\_

**OR**

Buyer's Signature \_\_\_\_\_ Buyer's Signature \_\_\_\_\_

**NOTICE OF REMOVAL OF CONDITION FROM BUYER**

To: \_\_\_\_\_, Seller covering the property located at \_\_\_\_\_:

The undersigned Buyer hereby removes the Termination Condition created by and expressed in the Contract, as indicated below:

Attached to this Notice of Removal of Condition is the following (check one):

- a) A copy of a contract to close the sale of Buyer's Property on or before the Closing Date in this Contract subject to no conditions other than inspections, title, survey (or mortgage inspection certificate) or financing or a sales agreement subject to the successful closing of back-up buyer's property, currently under contract;

**OR**

- b) A copy of verification from a financial institution or other lender of the availability of sufficient funds, or a written statement of conditional loan approval not requiring the sale of Buyer's Property.

Dated \_\_\_\_\_, 20 \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Buyer's Signature \_\_\_\_\_

Receipt acknowledged at \_\_\_\_\_ (Time) on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Seller's Broker Signature \_\_\_\_\_

**OR**

Seller's Signature \_\_\_\_\_ Seller's Signature \_\_\_\_\_