

# SALE OF BUYER'S PROPERTY SELLER NOTICE TO BUYER

Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.  
The NSREC is the regulatory body for real estate in Nova Scotia.

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

RE: Agreement of Purchase and Sale (the Agreement) between the Buyer and the Seller accepted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, relating to the Property known as:

\_\_\_\_\_ PID(s)/ Serial #: \_\_\_\_\_.

## 1. Notice to Buyer

1.1. The Seller hereby advises they have accepted another offer. In accordance with the Agreement, the Buyer is given notice that they have \_\_\_\_\_ hours from receipt of this form to either (i) delete clause 1 of the Sale of Buyer's Property Schedule (Form 430A) **OR** (ii) declare the Agreement null and void. If written notice is not received in accordance with the time specified, the Agreement shall be terminated and the Buyer's deposit shall be returned.

Signed, sealed and delivered in the presence of:

In Witness whereof I have hereunto set my hand and seal:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller



\_\_\_\_\_  
Date

\_\_\_\_\_  
Atlantic Time

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller



\_\_\_\_\_  
Date

\_\_\_\_\_  
Atlantic Time

## 2. Buyer's Response

2.1. It is agreed and understood that (choose a or b):

- a)  The Buyer hereby deletes clause 1 of the Sale of Buyer's Property Schedule (Form 430A) subject to the terms and conditions contained in the Agreement. Prior to signing this Notice, the Buyer has been informed by the Brokerage Representative of the possible consequences and agrees that:
- i) the Buyer may become owner(s) of more than one property on the date set for closing; and
  - ii) the Buyer is providing, with this Notice, written confirmation from their financial institution of their ability to finance the purchase in the Agreement without the sale of their existing property.

**OR**

- b)  The Buyer is terminating the Agreement and directs the Brokerage to disburse the trust deposit of:

\_\_\_\_\_ Dollars (\$) \_\_\_\_\_ CDN) payable to:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

In Witness whereof I have hereunto set my hand and seal:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer



\_\_\_\_\_  
Date

\_\_\_\_\_  
Atlantic Time

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer



\_\_\_\_\_  
Date

\_\_\_\_\_  
Atlantic Time