

Cure Period Notice from Buyer

AAR Residential Resale Real Estate Purchase Contract ("Contract")

Contract Dated: _____

Buyer: _____

Seller: _____

Property Address: _____

Pursuant to Section 7a of the Contract, Buyer hereby delivers notice to Seller of the following non-compliance with the Contract:

- Lines 13-15** - Seller did not comply with all terms and conditions of the Contract and perform all acts in sufficient time to allow COE to occur on the COE Date.

- Lines 28-49** - Seller removed the following fixture(s) that was/were not excluded in the Contract and existed on the Premises at the time of Contract, and/or Seller removed the following item(s) of personal property that was/were included in the contract and existed on the Premises at the time of Contract acceptance: _____

- Line 78** - Seller did not pay the appraisal fee when required by the lender.

- Lines 131-153** - Seller did not deliver the following to Buyer within five (5) days after Contract acceptance:
 - A completed AAR SPDS
 - An insurance claims history regarding the Premises
 - Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards regarding the Premises

- Lines 163-168** - Seller did not have the following warranted item(s) in working condition: _____

- Lines 163-168** - Seller did not complete the following agreed upon repairs: _____

- Lines 163-168** - The following, including item(s) of personal property specified in the Contract, is/are not in substantially the same condition as of the date of Contract acceptance: _____

- Lines 163-168** - Seller did not remove the following debris or personal property not included in the sale: _____

- Lines 241-243** - No later than three (3) days prior to COE Date, Seller did not complete the agreed upon repairs, or did not complete the agreed upon repairs in a workmanlike manner, and/or did not provide paid receipts as follows: _____

- Lines 268-270** - Seller did not make the Premises available for inspection(s) or walkthrough(s)

- Lines 268-270** - Seller did not have all utilities on, including any propane, until COE. The following utilities were not on: _____

- HOA Addendum Section E** - Seller did not, within ten (10) days after Contract acceptance, provide the Buyer the information obligated by Arizona Law and described in the bottom section of the HOA Addendum
- On-Site Wastewater Treatment Facility Addendum Section A** - Seller did not deliver, to Buyer with five (5) days after Contract acceptance, copies of all documents or permits pertaining to the Facility or notice that Seller has no such documents or permits.
- On-Site Wastewater Treatment Facility Addendum Section B** - Seller did not have the Facility inspected prior to COE Date.
- On-Site Wastewater Treatment Facility Addendum Section D** - Seller did not deliver, to Escrow Company no later than three (3) days prior to COE Date, any certification and/or documentation required for transfer of ownership of the Facility.
- Other:** _____

If the non-compliance is not cured within three (3) days after delivery of this notice ("Cure Period") the failure to comply shall become a Breach of Contract.

Buyer

Date

Buyer

Date

Seller

Date

Seller

Date