

Dear Counsel:

The above contract calls for a closing date of \_\_\_\_\_ . The seller is ready, willing and able to deliver title and close in accordance with the terms and conditions of the contract dated \_\_\_\_\_ .

Accordingly, the seller does hereby set as a closing date, \_\_\_\_\_  
TIME BEING OF THE ESSENCE, at the office of \_\_\_\_\_ located at \_\_\_\_\_  
wherein the seller will deliver and tender the deed and all other necessary closing documents pursuant to contract.

Failure to close on this date will result in a breach of contract including but not limited to the retention of the down payment.

A copy of this notice is also being sent directly to your clients.

Very truly yours,

Via Certified Mail/RRR

cc: via surface mail—

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