



NOTICE TO SELLER TO PERFORM

No. _____

(C.A.R. Form NSP, Revised 04/09)

In accordance with the terms and conditions of the [] California Residential Purchase Agreement (C.A.R. Form RPA) or [] Residential Income Property Purchase Agreement (C.A.R. Form RIPA), or [] Commercial Property Purchase Agreement (C.A.R. Form CPA), or [] Vacant Land Purchase Agreement (C.A.R. Form VLPA), or [] Other _____ ("Agreement"), dated _____, on property known as _____ ("Property"), between _____ ("Buyer"), and _____ ("Seller").

Buyer hereby gives Seller notice that Buyer has not yet received from Seller the items checked below. If Seller does not provide Buyer with these items, Buyer may be entitled to cancel the Agreement or delay removing an applicable contingency:

Contractual Action

- A. [] Delivery of Wood Destroying Pest Inspection (Paragraph 4A)
B. [] Delivery of the following Inspection or Report (Paragraph 4 _____): _____
C. [] Delivery of Lead Disclosures (Paragraph 5A)
D. [] Delivery of the following Statutory Disclosures (Paragraph 5A): _____
E. [] Delivery of the following booklets/guides (Paragraph 5B): _____
F. [] Disclosure of Property in Common Interest Development (Paragraph 6A)
G. [] Delivery of Common Interest Disclosures (Paragraph 6B)
H. [] Disclosure of Known Property Insurance Claims (Paragraph 7B)
I. [] Delivery of Preliminary Title Report (Paragraph 12A)
J. [] Approval of verification of down payment and closing costs (Paragraph 14C(3))
K. [] Approval of verification of cash (Paragraph 14C(3))
L. [] Removal of contingency for Seller's Purchase of Replacement Property (C.A.R. Form COP, Paragraph B)
M. [] Other Disclosures and Deliveries: _____
N. [] _____
O. [] _____
P. [] _____

NOTE: Paragraph numbers refer to the California Residential Purchase Agreement (C.A.R. Form RPA-CA). Applicable paragraph numbers for each contingency or contractual action in other C.A.R. contracts are found in Contract Paragraph Matrix (C.A.R. Form CPM).

SELLER: If you do not take the specified contractual action indicated above, Buyer may cancel the Agreement.

Buyer _____ Date _____ Time _____ [] AM [] PM
Buyer _____ Date _____ Time _____ [] AM [] PM

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

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Reviewed by _____ Date _____

