

SAMPLE DEMAND LETTER FOR DEFAULT

Dear (Buyer):

Re: (Property Address)

Account Number: (Acct#)

Per contract dated (Date of initial Real Estate Contract) you would pay \$ (payment amount) on the (payment due date) of each month. Per Reliable Escrow Services, you are currently, in default on your contract for the months of (Months not paid).

As the seller I am demanding \$_____ (total of missed payments) plus late fees totaling \$_____. In addition all outstanding Escrow fees owed to Reliable Escrow in the amount of \$ _____ (total of monthly fees and late notice fees) as well as a \$50.00 demand processing fee due and payable to Reliable Escrow Services. If this demand is not paid in full our contract is null and void and I will seize back the property. Any and all funds previously paid will be forfeited and you must vacate the property.

- *This letter is just a sample and it is recommended that you employee legal council in this matter.*

We must receive a copy of your demand letter and specific written instructions for accepting payments on any contract which has been issued a demand letter. If as a seller you have not provided us with a copy and clear instructions, payments may be accepted.

This letter must be sent via Certified mail to your buyer and it is recommended to also send it via regular mail as well. It is at your option as seller to include the certified mail costs and any reasonable Consultation/Attorney fees you may incur in this process to the funds being demanded.