

Removal of Conditions

This document relates to the Offer to Purchase (the "Offer") between:

Name of Purchasers:

Name of Vendors:

Property:

The Purchasers confirm that the conditions described below are satisfied or waived. The requirement for unconditional approval of financing is never waived unless the vendors agree in clear writing to waive this defect.

The Purchasers have obtained UNCONDITIONAL approval of satisfactory mortgage financing. Even if the Vendors sign this form, they are not waiving that requirement unless the Vendors clearly agree in writing on this form to waive the fact that financing is not unconditional. An unconditional letter from the lender confirming approval must be attached. Vendors should never accept approval letters from lenders with conditions.. Purchasers should not assume a letter with conditions means they have financing. Also, if the Purchasers could not obtain financing and now want to waive that condition to save their transaction, the Vendors should not agree unless they are certain the Purchasers will have the money on closing. The risk for both sides is that the Purchasers may not have the money to complete the transaction. For more information, you should talk to a lawyer.

Other conditions:

Signed by the Purchaser(s) this ____ day of _____, 201 ____.

Accepted by the Vendor(s) this ____ day of _____, 201 ____.

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