NOTICE OF CANCELLATION OF WHOLESALE AGREEMENT

Pennsylvania law: 63 P.S. § 455.610 (Act 52 of 2024)

Date of this notice: _____

TO (the buyer as named in the agreement, and any assignee):

_____

Buyer's notice address or email, as written in the agreement:

_____

Broker or salesperson named in the agreement, if any:

_____

FROM (every seller who signed the agreement):

_____

PROPERTY

Street address: _____

Municipality: _____ County: _____, PA

Tax parcel number: _____

THE AGREEMENT

Agreement of sale dated: _____

Date I/we signed it: _____

CANCELLATION

I/We cancel this agreement of sale under 63 P.S. § 455.610.

The law says this right "shall not be waivable."

This is a wholesale transaction because (check all that apply):

☐ The agreement says it is a wholesale transaction.

☐ You told me/us you would assign or sell the agreement, or find another buyer for the property.

☐ You have shown or advertised the property to other buyers.

☐ Other: _____

This notice is on time because (check all that apply):

☐ It is sent before midnight of the 30th day after the date I/we signed the agreement, and before closing.

☐ The agreement does not contain the statements required by 63 P.S. § 455.610(e), so it "may be canceled at any time prior to conveyance."

WHAT THE LAW REQUIRES NEXT

Within ten business days after you receive this notice, refund all payments of any kind I/we made, and send me/us a written acknowledgment that the agreement is void (63 P.S. § 455.610(c)). I/We are not liable for any damages for cancelling (63 P.S. § 455.610(d)).

Please also:

- Sign a release of any memorandum or other document recorded against the property (instrument number: _____).
- Stop marketing the property.
- Return any keys, lockbox codes or documents.

HOW IT WAS SENT (check each method used; keep every receipt)

☐ Certified mail, return receipt requested. Tracking number: _____

☐ Email to _____ on _____ (date)

☐ Hand delivery to _____ on _____ (date), signed receipt attached

☐ Other delivery with a receipt: _____

SELLER SIGNATURES

Signature: _____ Date: _____

Printed name: _____

Signature: _____ Date: _____

Printed name: _____

Phone and email for the refund and acknowledgment:

_____

Form text current as of November 2026. General information, not legal advice. If you are not sure this law applies to your agreement, talk to a Pennsylvania real estate attorney before you send this notice.