



NOTICE TO BUYER TO PERFORM

No. _____

(C.A.R. Form NBP, Revised 04/10)

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").

SELLER hereby gives Buyer notice to remove the following contingencies and take the specified contractual action:

I. Contingency

[] ALL CONTINGENCIES

- A. [] Loan (Paragraph 3H)
B. [] Appraisal (Paragraph 3I)
C. [] Disclosures/Reports (Paragraphs 4 and 6)
D. [] Condominium/Planned Development Disclosures (HOA or OA) (Paragraph 7B)
E. [] Buyer Investigation, including insurability (Paragraph 10)
F. [] Title: Preliminary Report (Paragraph 12)
G. [] Sale of Buyer's Property (Paragraph 13)
H. [] _____
I. [] _____
J. [] _____

II. Contractual Action

- L. [] Initial Deposit (Paragraph 3A)
M. [] Increased Deposit (Paragraph 3B)
N. [] Form FVA (Paragraph 3C)
O. [] Loan Application Letter (Paragraph 3H)
P. [] Down Payment Verification (Paragraph 3G)
Q. [] All Cash Verification (Paragraph 3J)
R. [] Return of Statutory Disclosures (Paragraph 6A(2))
S. [] Return of Lead Disclosures (Paragraph 6A(2))
T. [] Receipt for Increased Deposit (Paragraph 25)
U. [] Escrow Evidence, Sale of Buyer's Property (C.A.R. Form COP, Paragraph A2 or A3)
V. [] _____
W. [] _____
X. [] _____

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).

BUYER: If you do not remove the contingency(ies) (C.A.R. Forms RR and CR) or take the contractual actions specified above within 2 (or [] _____) Days After Delivery (but no less than the time specified in the Agreement) of this Notice to Buyer to Perform, Seller may cancel the Agreement.

Seller _____ Date _____

Seller _____ Date _____

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

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form by any means, including facsimile or computerized formats. Copyright © 2002-2010, CALIFORNIA ASSOCIATION OF REALTORS® THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.), NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



Agent: _____ Phone: _____ Fax: _____ Prepared using zipForm® software
Broker: _____