



# DEMAND TO CLOSE ESCROW

(C.A.R. Form DCE, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement, OR ☐ Other \_\_\_\_\_ ("Agreement"),  
dated \_\_\_\_\_, on property known as \_\_\_\_\_ ("Property"),  
between \_\_\_\_\_ ("Buyer"),  
and \_\_\_\_\_ ("Seller")  
with an agreed upon Close Of Escrow date of \_\_\_\_\_. Buyer and Seller are referred to as the "Parties."

## 1. Seller hereby demands that Buyer close escrow on the Property:

A. ☐ Within 3 (or ☐ \_\_\_\_\_ (but no less than 3 Days as specified in the Agreement)) Days after Delivery of this Demand To Close Escrow but no earlier than the agreed upon Close Of Escrow date.

OR B. ☐ By \_\_\_\_\_ (Date), which is at least 3 Days after Delivery of this Demand to Close Escrow but no earlier than the agreed upon Close Of Escrow date.

**Note To Buyer:** If you do not close escrow by the end of the time period specified in this Demand to Close Escrow, and Seller has fully performed, Seller may do any (or some combination) of the following: (i) cancel the Agreement; (ii) bring legal action against you for damages (including but not limited to the deposit); (iii) bring legal action against you to force you to buy the Property (specific performance).

_____ Seller	_____ Date
_____ Seller	_____ Date

## 2. Buyer hereby demands that Seller close escrow on the Property:

A. ☐ Within 3 (or ☐ \_\_\_\_\_ (but no less than 3 Days as specified in the Agreement)) Days after Delivery of this Demand To Close Escrow, but no earlier than the agreed upon Close Of Escrow date.

OR B. ☐ By \_\_\_\_\_ (Date), which is at least 3 Days after Delivery of this Demand to Close Escrow but no earlier than the agreed upon Close Of Escrow date.

**Note To Seller:** If you do not close escrow by the end of the time period specified in this Demand to Close Escrow, and Buyer has fully performed, Buyer may do any (or some combination) of the following: (i) cancel the Agreement; (ii) bring legal action against you for damages because of your breach of contract; (iii) bring legal action against you to force you to sell the Property (specific performance).

_____ Buyer	_____ Date
_____ Buyer	_____ Date

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