



NEW MEXICO ASSOCIATION OF REALTORS® — 2025
NOTICE OF OBJECTION
NO. _____



ATTENTION BUYER AND SELLER



- **THIS IS NOT AN AGREEMENT.** This form is for use in negotiating Buyer's objections. This form does NOT create an agreement between the parties as to how to resolve Buyer's objections and can NOT be used for that purpose. If the parties come to an agreement regarding how to resolve Buyer's objections, the parties shall execute a Resolution Addendum to the Purchase Agreement – Residential Resale (NMAR Form 5143).
- **CONSULT WITH LENDER.** If in Seller's response to this Objection, Seller agrees to cure all of Buyer's objections in the manner requested by Buyer, then per the NMAR Purchase Agreement – Residential Resale (NMAR Form 2104), the parties are obligated to execute a Resolution Addendum reflecting that agreement. A Resolution Addendum, or other items agreed to by the parties after the Purchase Agreement is fully executed, may alter the terms of the Purchase Agreement and require disclosure by Buyer to Buyer's lender. Buyer is encouraged to consult Buyer's lender prior to making these Objections, as the Resolution Addendum which the parties may be required to execute following these objections may:
 - have a detrimental impact on the Buyer's ability to get the loan;
 - cause delays in the lender's processing and funding of the loan by Closing; and
 - cause the lender to require further inspections and/or repairs.

This Notice of Objection relates to the Purchase Agreement dated _____, 20____ between _____ ("Buyer") and _____ ("Seller") and relating to the following Property:

Address (Street, City, State, Zip Code) _____

Legal Description _____

or see metes and bounds description attached as Exhibit _____, _____ Count(ies), New Mexico.

1. BUYER'S RIGHT TO INSPECTION AND OBJECTION.

- A. If Buyer OBJECTS to an item on a document, survey/ILR or video, Buyer shall produce with his objection(s) a copy of the ENTIRE document or survey/ILR on which Buyer's objection(s) is based.
- B. If Buyer OBJECTS to an item on an inspection report, Buyer shall produce with his objection(s) ONLY the SECTION(S) of the report on which Buyer's objection(s) is based or shall incorporate those SECTIONS into Paragraph 2 of this Notice. **Buyer SHALL NOT send the entire inspection report unless requested by Seller in writing. Upon Seller's written request for the report, Buyer shall provide said inspection report or video within three (3) days of Seller's request. Buyer shall provide said inspection report to Seller WITHOUT payment or other compensation.**

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- C. If Buyer is making a request only for a monetary concession (price modification or seller concession), Buyer shall not include a copy of the report unless requested by Seller in writing.
- D. Once Buyer makes objections, Buyer may **NOT** withdraw their objections for the purpose of terminating this Agreement until Seller has responded and may only terminate after Seller's response IF Seller does not agree to cure ALL of Buyer's objections in the manner requested by Buyer.

2. **BUYER'S NOTICE OF OBJECTION(S) AND REQUESTED CURE(S).** Regarding the:

- A. ☐ Inspection (Home, Mold, Roof, etc.)
- B. ☐ Document (Survey, ILR, HOA Disclosure, etc.)
- C. ☐ Buyer's Observations
- D. ☐ Other _____

Buyer objects and gives notice to Seller that the following items are unsatisfactory and requests the following cures:

☐ If checked, additional space is required and Exhibit _____ (NMAR Form 2200) is attached.



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NO. _____

BUYER(S)

⚠ ATTENTION BUYER AND SELLER ⚠

If the parties are unable to reach a Resolution by the Resolution Deadline, then Buyer shall have two (2) days from the Resolution Deadline to provide written notification to Seller that Buyer is withdrawing all objections on which the parties have not come to Resolution (NMAR Form 5144 - Buyer's Withdrawal of Objections). If Buyer does NOT withdraw unresolved objections within two (2) days of the Resolution Deadline, then THE AGREEMENT SHALL TERMINATE and Earnest Money, if delivered, shall be refunded to Buyer. Notwithstanding the foregoing, Buyer's withdrawal of all unresolved objections prior to the Resolution Deadline or within the two (2) days following the Resolution Deadline constitutes Resolution.

Buyer Signature Printed Name Date Time

Buyer Signature Printed Name Date Time

If additional signature lines are needed, please use NMAR Form 1150 — Signature Addendum

SELLER OPTIONS

IF THE PARTIES REACH A RESOLUTION, IT IS NOT REQUIRED THAT THIS OBJECTION FORM BE ATTACHED TO OR INCLUDED WITH THE RESOLUTION ADDENDUM UNLESS SPECIFICALLY REQUESTED BY BUYER'S LENDER, IF APPLICABLE.

OPTION A: If Seller agrees to cure all of Buyer's Objections in this Notice, the parties shall complete and sign a Resolution Addendum to the Purchase Agreement incorporating all of Buyer's objections and Seller's agreement to cure those objections (NMAR Form 5143).

OPTION B: If Seller Does NOT Agree to Cure ALL of Buyer's Objections in this Notice, Seller shall complete a Response to Objections (NMAR Form 5142) in which Seller states the objections, if any, that Seller IS willing to cure.

BUYER'S WITHDRAWAL OF OBJECTIONS

In withdrawing this Notice of Objection, Buyer understands that Seller will not be responsible for repairing or otherwise remedying those objections for which Resolution has not been reached.

By signature below, Buyer withdraws this Notice of Objection and elects to proceed to Closing

Buyer Signature Printed Name Date Time

Buyer Signature Printed Name Date Time

If additional signature lines are needed, please use NMAR Form 1150 — Signature Addendum