



Instructions to Cancel a HUD Contract:

To cancel a contract, please fill out the **top half** of the attached Contract Release & Earnest Money Disposition form with the buyer signature, and return it to A-Team Realty at closings@ateamrealtyinc.com along with:

1. A written request to cancel from the buyer.
2. Any supporting documentation (signed and dated loan denial letter, copy of a professional home inspection that lead to the cancellation, etc.)

Please note the following important points:

1. We do not accept digital/electronic signatures on contract cancellation forms. The buyer and agent must physically sign the cancellation document.
2. If there is a loan denial letter, the lender must sign and date the document for it to be considered. We do not accept digital/electronic signatures on loan denials.
3. Repair estimates are not accepted in lieu of a professional inspection report.

Note that the lower half of the form is "To Be Completed by the AM Contractor" only!

Please refer to the Forfeiture of Earnest Money Policy, signed by the buyer(s) in their contract package, for clarification on how earnest money is dispositioned after cancellation.

