



**NEW MEXICO ASSOCIATION OF REALTORS® — 2022  
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.**
- **CONSULT WITH LENDER. 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 entering into a Resolution Addendum, as the Resolution Addendum 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/IRL 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 within three (3) days of Seller’s request. Buyer shall provide said inspection report to Seller WITHOUT payment or other compensation.**
- C. **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.**

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**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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**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 THIS 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(S)**

\_\_\_\_\_  
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**

**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 Objections, 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