

RESCISSION RIGHTS IN RESIDENTIAL REAL ESTATE TRANSACTIONS

	Right of Rescission	Method of Computing Time	Method of Exercising Right
Real Property Transfer Disclosure Statement	Buyer may rescind purchase and sale agreement within three (3) days after receipt of completed real property transfer disclosure statement signed by Seller, unless otherwise agreed. RCW 64.06.030.	Exclude first day, Sunday, legal holidays under RCW 1.16.050, and (probably) Saturday, and include last day. <i>Strikes Woods Ass'n v. Lacey</i> , 124 Wn.2d 459 (1994).	Deliver written notice of rescission to Seller. RCW 64.06.030.
Condominium Public Offering Statement	Purchaser may cancel contract within seven (7) days after first receiving public offering statement. RCW 64.34.420.	Exclude first day and include last day, unless last day is Sunday, legal holiday under RCW 1.16.050 or (probably) Saturday. RCW 1.12.040.	Hand-deliver or mail notice to Seller or registered agent for service of process. RCW 64.34.420(2).
Condominium Resale Certificate	Purchaser may avoid contract until certificate has been provided and for five (5) days thereafter or until closing, whichever occurs first. RCW 64.34.425(3).	Exclude first day and include last day, unless last day is Sunday, legal holiday under RCW 1.16.050 or (probably) Saturday. RCW 1.12.040.	No method specified.

This article contains general information only, and should not be used or relied upon as a substitute for competent legal advice in specific situations.