

(4) THE OWNER OR BENEFICIAL OWNER OF THE TRUST MONEY FAILS TO COMPLETE THE REAL ESTATE TRANSACTION FOR WHICH THE TRUST MONEY WAS ENTRUSTED.

(B) (1) PRIOR TO DISTRIBUTING THE TRUST MONEY UNDER SUBSECTION (A)(4) OF THIS SECTION, THE REAL ESTATE BROKER SHALL NOTIFY BOTH THE OWNER AND THE BENEFICIAL OWNER THAT THE REAL ESTATE BROKER INTENDS TO DISTRIBUTE THE TRUST MONEY TO THE PERSON WHO, IN THE GOOD FAITH OPINION OF THE REAL ESTATE BROKER, IS ENTITLED TO RECEIVE THE TRUST MONEY IN ACCORDANCE WITH THE TERMS OF THE REAL ESTATE CONTRACT WHICH ESTABLISHED THE TRUST.

(2) THE NOTICE REQUIRED UNDER THIS SUBSECTION SHALL:

(I) BE IN WRITING ~~AND SHALL~~;

(II) STATE WHETHER THE TRUST MONEY WILL BE PAID TO THE OWNER OR BENEFICIAL OWNER; AND

(III) DISCLOSE TO THE OWNER AND THE BENEFICIAL OWNER THAT:

1. EITHER PARTY MAY PREVENT DISTRIBUTION OF THE TRUST MONEY UNDER SUBSECTION (A)(4) OF THIS SECTION BY SUBMITTING A PROTEST WITHIN 30 DAYS FROM THE DATE THE NOTICE WAS DELIVERED OR MAILED BY THE REAL ESTATE BROKER; AND

2. IF NEITHER PARTY SUBMITS A PROTEST WITHIN 30 DAYS FROM THE DATE THE NOTICE WAS DELIVERED OR MAILED BY THE REAL ESTATE BROKER, THE TRUST MONEY WILL BE DISTRIBUTED IN ACCORDANCE WITH THE REAL ESTATE BROKER'S NOTICE.

(3) THE NOTICE REQUIRED UNDER THIS SUBSECTION SHALL BE:

(I) HAND DELIVERED TO BOTH THE OWNER AND BENEFICIAL OWNER; OR

(II) SENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND REGULAR MAIL TO BOTH THE OWNER AND BENEFICIAL OWNER.

(4) (I) AN OWNER OR BENEFICIAL OWNER MAY PROTEST THE DISTRIBUTION OF THE TRUST MONEY.

(II) AN OWNER OR BENEFICIAL OWNER SHALL SUBMIT THE PROTEST TO THE REAL ESTATE BROKER HOLDING THE TRUST MONEY WITHIN 30 DAYS FROM THE DATE THE NOTICE REQUIRED IN PARAGRAPH (1) OF THIS SUBSECTION WAS DELIVERED OR MAILED BY THE REAL ESTATE BROKER.

(III) A PROTEST SHALL BE IN WRITING AND EITHER:

1. HAND DELIVERED; OR

2. SENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND REGULAR MAIL.