



## Topic 19: Closing the Sale with Leases, International Sales, and Real Estate

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### with Leases

- Basically the same as with UCC 2
- The big difference is with respect to finance leases
  - There is a very limited right to revoke acceptance in a finance lease.

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### with International Sales

- There is no perfect-tender rule.
- To avoid the contract, the non-breaching party must provide reasonable notice of the non-conformity and it must be the case that
  - The non-conformity amounts to “fundamental breach,” or
  - The breaching party has failed to perform within the nachfrist period after getting a nachfrist notice

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### with Real Estate

- After a residential real estate closing, the buyers get the keys and the sellers walk away.
- (That is, the buyers are almost completely unable to revoke, reject, or rescind, and the sellers pretty much never have to look back.)

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