

Earnest Money Escrow Release

To: Lakeside Title LLC (Escrow Agent)

Seller(s): _____

Buyer(s): _____

Property address _____

The undersigned, _____ Seller) and _____ (Seller), hereby authorizes (*insert name of company holding escrow funds*) to release funds to Buyer in the amount of \$ _____ being held as Earnest Money as referenced in a certain "Real Estate Purchase Agreement" dated _____, to _____ (Buyer) and _____ (Buyer).

Seller and Buyer unilaterally terminate the "Real Estate Purchase Agreement" and it is null and void. Neither Buyer nor Seller shall have any further liability to each other (or their assignees) as a result of said "Real Estate Purchase Agreement."

Upon delivery of escrow funds to the Buyer named above, Seller and Buyer release and hold Escrow Agent harmless from any claims based upon or related in away to the escrow funds or status of Escrow Agent. Upon delivery of escrow funds to the Buyer, Buyer hereby releases Seller from any claims, damages or demands relating directly or indirectly to the "Buy and Sell Agreement."

Escrow Agent will thereupon be released and acquitted from any further liability concerning the deposit. In the event of litigation affecting Escrow Agent's duties relating to this deposit, Seller and Buyer agree to reimburse Escrow Agent for any reasonable expenses incurred, including attorney fees.

Any change in the terms or conditions hereof may be made only in writing signed by all parties or their authorized representatives.

Dated: _____

Buyer: _____ Seller: _____

Buyer: _____ Seller: _____

Accepted by: *name of company holding escrow funds*

By: _____

Disclaimer:

The content of this form herein is of general interest and its use is not intended to be legal advice or to apply to specific circumstances. The content of this form should not, therefore, be regarded as constituting legal advice and should not be relied upon as such. In relation to any particular problem which it may have, readers are advised to seek specific advice.

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