

Commercial Real Estate Escrow Contract

Date: _____

Buyer	
Seller	
Escrow Agent	
Property Address	

1. Deposit and Escrow Instructions

The Buyer shall deposit the sum of \$ _____ ("Earnest Money") with the Escrow Agent upon execution of this Contract. The Escrow Agent shall hold and disburse the escrow funds strictly in accordance with the terms herein.

2. Purchase Price

The total purchase price for the above-described property shall be \$ _____, payable in accordance with this Contract.

3. Closing

The closing date ("Closing") shall occur on or before _____, 20____, by which date all funds and executed documents shall be delivered into escrow.

4. Escrow Agent Duties

- Receive and hold all deposits pursuant to this Contract.
- Disburse funds and documents only upon joint written instruction of Buyer and Seller, or as otherwise provided herein.
- Provide notifications to all parties upon receipt of documents and funds.

5. Disbursement of Escrow Funds

Upon successful Closing, Escrow Agent shall disburse the funds to Seller and/or authorized parties. If the transaction fails to close, disbursement shall occur as mutually agreed in writing, or as directed by a final court order.

6. Default

In the event of default by either Buyer or Seller, the Escrow Agent shall retain the escrowed funds until receipt of joint instructions or court order.

7. Miscellaneous

- This Contract represents the entire agreement between the Parties and supersedes all prior agreements.
- Amendments must be made in writing and signed by all Parties.
- This Contract shall be governed by the laws of the State of _____.

Buyer Signature Date: _____

Seller Signature Date: _____

Escrow Agent Signature Date:
