

Residential Property Escrow Agreement

This Residential Property Escrow Agreement ("Agreement") is entered into as of _____, by and among the following parties:

- **Seller:**
- **Buyer:**
- **Escrow Agent:**

1. Property Description

The property subject to this Agreement is residential real estate located at:

2. Deposit and Escrow

1. Buyer shall deposit the sum of \$ _____ (â€œEscrow Fundsâ€) with the Escrow Agent upon execution of this Agreement.
2. The Escrow Agent shall hold the Escrow Funds in a separate account until released in accordance with this Agreement.

3. Conditions for Release

The Escrow Funds shall be released by the Escrow Agent as follows:

- **To Seller:** Upon the fulfillment of all terms and conditions of the sale and transfer of title to the Buyer.
- **To Buyer:** If the sale does not close due to reasons specified herein, or if contingencies are not satisfied.
- **Other:** Upon mutual written instructions of both Seller and Buyer.

4. Duties and Limitation of Escrow Agent

- Escrow Agent shall act only upon joint instructions of Seller and Buyer, except as otherwise provided in this Agreement.
- Escrow Agent shall not be liable for any acts performed in good faith.

5. Fees and Expenses

Escrow fees and expenses shall be paid as follows: _____

6. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of

7. Signatures

Seller Signature

Date

Buyer Signature

Date

Escrow Agent Signature

Date

This is a sample template for general reference only. Consult legal counsel before use.