

Escrow Instructions

Real Estate Transaction

Escrow No: _____

Property Address: _____

Buyer(s): _____

Seller(s): _____

1. Deposit of Funds

The Buyer agrees to deposit the sum of \$ _____ as earnest money with the Escrow Holder upon execution of these instructions.

2. Closing Date

The closing of escrow shall take place on or before _____, unless mutually extended in writing by all Parties.

3. Escrow Holder's Duties

- To hold all documents and funds received pursuant to these instructions.
- To deliver documents and funds only when all conditions of these instructions have been met.
- To comply with all applicable laws and regulations regarding this transaction.

4. Title and Documents

Escrow Holder shall ensure that the Buyer receives marketable title, free of liens and encumbrances except as agreed upon in writing.

5. Prorations and Costs

The following items shall be pro-rated as of the date of closing: taxes, insurance, rents, and utilities. Each party shall pay their own escrow and closing costs unless otherwise specified.

6. Contingencies

- Escrow is contingent upon Buyer's approval of property inspection.
- Escrow is contingent upon Buyer's loan approval.
- Other contingencies: _____.

7. Commission

Escrow Holder is authorized to disburse funds for commission to the Broker(s) as per agreement(s) between the Parties.

8. General Provisions

- Any amendment must be in writing and signed by all Parties.
- Upon completion, Escrow Holder shall record and distribute all relevant documents.

9. Signatures

The undersigned certify that they have read and understand these Escrow Instructions and agree to be bound by

them.

Buyer Signature
Date: _____

Seller Signature
Date: _____

Escrow Holder Signature
Date: _____