

# 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.

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Buyer Signature

Date: \_\_\_\_\_

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Seller Signature

Date: \_\_\_\_\_

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Escrow Holder Signature

Date: \_\_\_\_\_