

Joint Escrow Agreement

This Joint Escrow Agreement ("Agreement") is made and entered into as of _____, by and between:

- **Buyer:** _____,
- **Seller:** _____, and
- **Escrow Agent:** _____.

1. Property Description

The subject property ("Property") is located at:

_____.

2. Purpose

This Agreement sets forth the terms under which the Escrow Agent will hold and disburse funds in connection with the sale and purchase of the Property.

3. Deposit of Funds

The Buyer shall deposit the earnest money amount of _____ to the Escrow Agent as set forth in the Purchase Agreement dated _____.

4. Duties of Escrow Agent

- To safely hold all escrow funds until proper written instructions are received from both Buyer and Seller or until otherwise permitted by this Agreement.
- To disburse funds in accordance with the conditions set forth in this Agreement and in the Purchase Agreement.

5. Closing and Disbursement

Upon fulfillment of all conditions precedent to closing, including receipt of good funds and signed documents, the Escrow Agent shall disburse funds to the Seller and to such other payees as may be specified in the closing statement.

6. Termination of Escrow

This escrow shall terminate upon the final disbursement of all funds and delivery of all documents as required by this Agreement.

7. Miscellaneous

- This Agreement shall be governed by the laws of the state of _____.
- This Agreement may be executed in counterparts.
- No modification is valid unless in writing signed by all parties.

Buyer:

Date: _____

Seller:

Date: _____

Escrow Agent:

Date: _____