

Real Estate Closing Escrow Agreement Outline

1. Parties

- Seller:
- Buyer:
- Escrow Agent:
- Property Address:

2. Recitals

- Background and purpose of the agreement
- Description of the transaction

3. Deposit of Funds and Documents

- Earnest money deposit details
- Additional documents to be deposited (e.g., title deeds, inspection reports)

4. Duties and Responsibilities of Escrow Agent

- Holding and safeguarding of funds/documents
- Instructions for disbursement
- Notification procedures

5. Conditions of Escrow

- Conditions precedent to closing
- Conditions for release of funds/documents

6. Closing Procedures

- Settlement statement
- Transfer of title
- Disbursement of funds

7. Fees and Expenses

- Escrow fees
- Payment responsibility (buyer/seller)

8. Term and Termination

- Duration of agreement
- Termination provisions
- Consequences of termination

9. Notices

- How notices are to be given
- Contact information

10. Miscellaneous

- Governing law
- Amendments
- Entire agreement

Signatures

1. Seller
2. Buyer
3. Escrow Agent