

Third-Party Escrow Agreement for Property Sale

This Escrow Agreement ("Agreement") is made and entered into on this _____ day of _____, 20____, by and among:

- **Seller:** _____
- **Buyer:** _____
- **Escrow Agent (Third Party):** _____

1. Appointment of Escrow Agent

The Seller and Buyer hereby appoint the Escrow Agent to hold and distribute certain funds and/or documents in connection with the sale of the property described below, pursuant to the terms of this Agreement.

2. Property Description

Property Address: _____

Legal Description: _____

3. Deposit in Escrow

The Buyer shall deposit the sum of \$ _____ ("Escrow Amount") with the Escrow Agent upon execution of this Agreement.

4. Duties of Escrow Agent

The Escrow Agent shall hold the Escrow Amount and/or documents pending satisfaction of the following conditions:

- Execution of a valid and enforceable property sale agreement by both Seller and Buyer;
- Transfer of clear and marketable title from Seller to Buyer;
- Other conditions as agreed upon by the parties:

Upon satisfaction of the above conditions, the Escrow Agent shall release the Escrow Amount to the Seller and deliver any relevant documents to the Buyer.

5. Fees

The parties agree that the Escrow Agent shall receive a fee of \$ _____, payable as follows:

6. Dispute Resolution

In the event of a dispute, the Escrow Agent shall be entitled to retain the Escrow Amount until written instructions are received from both Seller and Buyer, or upon order of a court of competent jurisdiction.

7. Miscellaneous

- This Agreement constitutes the entire agreement among the parties regarding escrow.
- This Agreement may only be amended in writing and signed by all parties.
- This Agreement shall be governed by the laws of the State of _____.

Seller Name & Signature

Buyer Name & Signature

Escrow Agent Name & Signature

Date: _____