

Escrow Instructions Sample for Commercial Property Closing

1. Parties

These escrow instructions ("Instructions") are entered into as of ____/____/____ by and between:

- Seller: _____
- Buyer: _____
- Escrow Holder: _____
- Property: _____

2. Deposit of Funds and Documents

1. The Buyer shall deposit the purchase price of \$_____ by wire transfer / cashier's check into the escrow account on or before ____/____/____.
2. The Seller shall deposit with Escrow Holder the duly executed deed and such other documents as may be required for closing.

3. Closing Conditions

Escrow Holder is instructed to close escrow and record the deed when the following conditions are fulfilled:

- Receipt of full purchase price from Buyer.
- Receipt of all required closing documents, including but not limited to executed deed and transfer tax forms.
- Title insurance commitment issued to Buyer insuring title as agreed in the Purchase Agreement.
- Satisfaction or removal of all title exceptions not approved by Buyer.
- Payment of all agreed closing costs and prorations.

4. Disbursement of Funds

Upon closing, Escrow Holder shall disburse the funds as follows:

- Purchase price (less costs and prorations) to Seller.
- Closing fees, title insurance premium, taxes, and other amounts as directed by the parties or closing statement.

5. General Provisions

- No changes to these instructions shall be valid unless made in writing and signed by all parties.
- If any dispute arises, Escrow Holder may hold the funds and documents pending resolution by the parties or court order.
- These instructions incorporate the terms of the purchase agreement dated ____/____/____ by reference.

Seller

Buyer

Escrow Holder

