

Buyer-Seller Standard Escrow Instructions

1. Parties

This Escrow Instruction (the "**Agreement**") is made between the following parties:

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

2. Deposit of Funds and Documents

The Buyer shall deposit the agreed purchase price with the Escrow Holder. The Seller shall deposit the deed and any other necessary documents required for transfer of title.

3. Conditions of Escrow

- Escrow Holder shall not close escrow or disburse funds until all terms and conditions of this Agreement have been satisfied.
- Buyer and Seller shall deliver all documents reasonably necessary for completion of the transaction.
- All required signatures and approvals must be obtained before closing.

4. Closing

The Escrow Holder shall close escrow and record the transfer documents after all conditions have been fulfilled and funds have been deposited.

5. Disbursement of Funds

Upon closing, Escrow Holder shall disburse funds in accordance with closing statements or written instructions provided by Buyer and Seller.

6. Fees and Charges

All escrow-related fees and costs shall be split between Buyer and Seller as mutually agreed, unless otherwise specified.

7. Miscellaneous

- In the event of disputes, Escrow Holder may hold funds until receiving mutual written instructions or court order.
- This Agreement may not be amended except by written agreement of all parties.
- This Agreement is binding upon and inures to the benefit of the parties hereto and their successors.

8. Signatures

Buyer:

Date: _____

Seller:

Date: _____

Escrow Holder:

Date: _____