

# Commercial Real Estate Escrow Instructions

Date: \_\_\_\_\_

Escrow No.: \_\_\_\_\_

## Parties

- Seller: \_\_\_\_\_
- Buyer: \_\_\_\_\_
- Escrow Holder: \_\_\_\_\_
- Property Address: \_\_\_\_\_
- Legal Description: \_\_\_\_\_

## Deposit

Buyer shall deposit the sum of \$\_\_\_\_\_ with Escrow Holder on or before \_\_\_\_\_.

## Terms of Sale

1. The purchase price is \$\_\_\_\_\_.
2. Balance of purchase price to be paid as follows: \_\_\_\_\_
3. Title to be vested as follows: \_\_\_\_\_

## Prorations and Adjustments

All rents, taxes, insurance, and other recurring costs shall be prorated as of the closing date.

## Instructions to Escrow Holder

1. Escrow Holder shall not close escrow until all conditions of this agreement have been satisfied.
2. Upon satisfaction, Escrow Holder shall record the Grant Deed in favor of Buyer and deliver all funds and documents accordingly.
3. Disburse commissions and other charges as agreed.

## Contingencies

This escrow is contingent upon:

\_\_\_\_\_

## Additional Provisions

\_\_\_\_\_

\_\_\_\_\_

## Signatures

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Seller

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Buyer

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Escrow Holder

Date: \_\_\_\_\_