

# Residential Property Escrow Instructions Sample

## 1. Parties to the Escrow

<b>Seller</b>	[Seller Name(s)]
<b>Buyer</b>	[Buyer Name(s)]
<b>Property Address</b>	[Street Address, City, State, ZIP]
<b>Escrow Holder</b>	[Escrow Company Name]
<b>Escrow Number</b>	[Escrow Number]

## 2. Purchase Price and Deposits

- Total Purchase Price: \$[Amount]
- Initial Deposit: \$[Amount] to be deposited by Buyer upon execution of this agreement.
- Additional Deposit: \$[Amount], if any, due by [Date].

## 3. Terms of Escrow

1. Escrow holder is authorized to accept funds, documents, and written instructions from all parties.
2. All funds deposited must be in cleared form before closing.
3. Escrow shall close upon recording of Grant Deed and payment of purchase price as instructed.

## 4. Prorations and Closing Costs

- Property taxes, HOA fees, and utilities will be prorated as of the date of closing.
- Seller to pay: [List items, e.g., owner's title insurance premium, escrow fee (50%), transfer tax].
- Buyer to pay: [List items, e.g., loan fees, lender's title insurance, escrow fee (50%)].

## 5. Contingencies

1. Sale contingent on satisfactory property inspection by Buyer.
2. Sale contingent on Buyer obtaining financing within [number] days.

## 6. Delivery of Deed and Possession

- Seller will deliver a duly executed and notarized Grant Deed to Escrow Holder.
- Possession of the property will be delivered to Buyer upon close of escrow unless otherwise agreed.

## 7. Other Instructions

[Include any additional terms or special instructions as agreed by Buyer and Seller.]

## 8. Signatures

Seller Signature

[Print Name]

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

---

Buyer Signature

[Print Name]

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

**Acknowledged by Escrow Holder**

---

Escrow Officer Signature

[Print Name]

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