

# Vacant Land Escrow Instructions

These escrow instructions ("Instructions") are made as of \_\_\_\_\_ by and between the following parties:

**Seller** \_\_\_\_\_

**Buyer** \_\_\_\_\_

**Escrow Holder** \_\_\_\_\_

**Property Address/APN** \_\_\_\_\_

## 1. Description of Property

The property subject to these instructions is vacant land legally described as:

\_\_\_\_\_

## 2. Purchase Price

Purchase Price: \$\_\_\_\_\_ (U.S. Dollars)

## 3. Deposit

Buyer shall deposit \$\_\_\_\_\_ with the Escrow Holder within \_\_\_\_\_ business days following execution of these Instructions.

## 4. Closing Date

Closing shall occur on or before \_\_\_\_\_.

## 5. Prorations and Expenses

- Real property taxes will be prorated as of close of escrow.
- Escrow fees shall be paid by: Seller / Buyer / Split Evenly.
- Title insurance shall be paid by: Seller / Buyer.
- Each party shall pay their own attorney's fees (if any).

## 6. Title and Documents

1. Seller to deliver grant deed to Escrow Holder.
2. Buyer to deliver balance of purchase funds to Escrow Holder prior to close.
3. Escrow Holder to order title insurance policy for Buyer.

## 7. Conditions to Close of Escrow

1. Receipt of fully executed grant deed from Seller.
2. Receipt of total purchase funds from Buyer.
3. Issuance of title insurance showing title vested in Buyer, subject only to approved exceptions.

## 8. Contingencies

- Approval of due diligence by Buyer within \_\_\_\_\_ days of agreement.
- Any other contingencies: \_\_\_\_\_

## 9. Signing

**Seller Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

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Escrow Holder acknowledges receipt of these instructions and agrees to act in accordance herewith.

Escrow Holder: \_\_\_\_\_ **Date:** \_\_\_\_\_