

**DEPOSIT RELEASE INSTRUCTIONS**

\_\_\_\_\_ ("Broker") is currently holding in escrow the sum of \$ \_\_\_\_\_ plus accrued interest (the "Deposit") pursuant to the provisions of an Offer to Purchase Real Estate or Purchase and Sale Agreement to which the undersigned Seller and Buyer are parties, relating to the property at \_\_\_\_\_, \_\_\_\_\_, Massachusetts. Seller and Buyer hereby mutually instruct Broker to release the Deposit as follows:

\_\_\_\_\_ to Seller

\_\_\_\_\_ to Buyer

\_\_\_\_\_ other instructions:

Seller and Buyer further confirm that said Offer to Purchase or Purchase and Sale Agreement has become null and void without further recourse to either party.

EXECUTED under seal.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Seller (or spouse)

\_\_\_\_\_  
Buyer

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

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