

Escrow File Number: _____

RELEASE OF EARNEST MONEY AGREEMENT

This Release of Earnest Money Agreement (the “**Agreement**”) is entered into by and between the undersigned Buyer(s) and Sellers(s) with respect to certain real property located at _____, County of _____, State of Utah.

RECITALS

- A. Buyer and Seller have entered into a Real Estate Purchase Contract (the “**Contract**”) dated the _____ of _____, 20__.
- B. _____ (the “**Company**”) has been requested to perform escrow services with respect to the Contract and has been requested to hold the earnest money deposit in the amount of \$_____ (the “**Deposit**”), which was delivered by or for the Buyer to the Company in connection with the Contract.
- C. Buyer and Seller desire that the Company release the Deposit in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, Buyer and Seller do hereby agree as follows:

- 1. The Deposit shall be released and disbursed by the Company to __ Buyer __ Seller on the _____ day of _____, 20__, in accordance with these instructions.
- 2. Buyer and Seller jointly and severally agree to indemnify and defend the Company of and from any and all damages, claims, demands, obligations, actions, or liabilities including but not limited to attorney’s fees and costs arising from or relating to the performance and compliance by the Company with this Agreement and these instructions.
- 3. The Deposit shall be __ picked up at the Company; __ Wire Transferred; (\$____ charge – wiring instructions will be provided); __ mailed; or __ sent by overnight courier (\$____ charge) to the address shown below.

SELLERS:

Phone Number: _____

Phone Number: _____

Forwarding Address: _____

BUYERS:

Phone Number: _____

Phone Number: _____

Forwarding Address: _____

WITNESSED BY:

Listing Agent

Selling Agent