# Escrow Agreement

1. This Escrow Agreement made this_____day of _____, 20__, by and between _____, as Seller(s); and _____, as Purchaser(s); and _____, as escrow agent, is, as far as Seller(s) and Purchaser(s) are concerned, part of a certain Installment Sales Contract dated the ____ day of _____, 20__, between Seller(s) and Purchaser(s).

2. Sellers has herewith delivered to the escrow agent the following signed documents:

   A) Direction to Convey, executed by the Seller(s);

   B) Warranty Deed;

   C) An executed _____ Transfer Declaration;

   D) An executed _____ County Transfer

      Declaration;

   E) Bill of Sale;

   F) Installment Sales Contract dated _____, 20___;

   G) Executed closing statement dated _____, 20___;

   H) Executed ALTA statement;

   I) Executed Affidavit of Title.

3. Purchaser has herewith delivered to the escrow agent the following signed documents:

   A) An executed Quit Claim Deed;

   B) Executed ALTA statement.

4. Upon proof to the escrow agent that Purchaser(s) has made all the payments required by the terms of the above-mentioned contract for warranty deed, the escrow agent shall deliver to Purchaser(s) all of the documents deposited under Paragraphs 2 and 3 above.

5. Upon proof to the escrow agent, or in the form of a Court Order, that Purchaser(s) has failed to perform its obligation under the

terms of the above-mentioned installment sales contract, and the Purchaser(s) no longer has any right, title or interest in the subject premises, the escrow agent will deliver to the Seller(s) all of the documents deposited under Paragraph 2 and 3 above.

6. The party to whom documents are delivered pursuant to Paragraphs 4 or 5 above, is hereby authorized to complete all transfer declarations according to law. The party receiving the documents shall be responsible for any payment or transfer taxes, subject to the closing statement and original Installment Sales Contract.

7. The terms of this Agreement may amended at any time by joint direction from Seller(s) and Purchaser(s) to the escrow agent.

IN WITNESS WHEREOF, the undersigned have hereunto se their hands and seals the day and year first above written.

**SELLER(S)**                                    **PURCHASER(S)**


_____          _____


_____          _____