Mutual Release

This document has legal implications. Consult an attorney if needed.

____, ("**Buyer**");
____, ("**Seller**");
____("**Listing Broker's Firm Name**"); and
____("**Cooperating Broker's Firm Name**");
enter this Mutual Release effective as of the date of the last signature below. The parties mutually agree as follows:

1. BACKGROUND: Buyer and Seller entered into a real estate sale contract dated ______________**("Contract")** for Seller's property commonly described as ____. Buyer paid ____("**Escrow Agent**") $______________________ in earnest money. The parties wish to confirm the termination of the Contract and authorize the release of the earnest money.

2. RELEASE: Each party signing below releases all other parties from any claims or demands related to the Contract and acknowledges its termination. This Mutual Release is only binding on those whose signatures appear below.

3. DEPOSIT FUNDS: The parties instruct the Escrow Agent to release and/or allocate funds from the earnest money in the following manner:

PAYABLE TO: ________________________________ **AMOUNT $:** ____________ ($0 if left blank)
☐ Pick-Up ☐ Mail (*Address*: ____)

PAYABLE TO: ________________________________ **AMOUNT $:** ____________ ($0 if left blank)
☐ Pick-Up ☐ Mail (*Address*: ____)

PAYABLE TO: ________________________________ **AMOUNT $:** ____________ ($0 if left blank)
☐ Pick-Up ☐ Mail (*Address*: ____)

PAYABLE TO: ________________________________ **AMOUNT $:** ____________ ($0 if left blank)
☐ Pick-Up ☐ Mail (*Address*: ____)

☐ **NO CHECK(S) WILL BE ISSUED BECAUSE:** ____
____
____

4. MISCELLANEOUS: This Mutual Release does not impact the rights, claims, or defenses of any party against anyone who is not a signatory to this release. It overrides all previous discussions and agreements between the parties. The parties have not made any representations, warranties, or agreements except those specified in this Mutual Release.

SELLER	**BUYER**
______________________ **Date:** _________	______________________ **Date:** _________
______________________ **Date:** _________	______________________ **Date:** _________

LISTING BROKER	**COOPERATING BROKER**
By: ______________________________	**By:** ______________________________
Printed Name: ______________________	**Printed Name:** ______________________
Date: ______________________________	**Date:** ______________________________