

RELEASE OF SALES AGREEMENT AND DEPOSIT

This release of Sales Agreement and deposit ("Release") as of _____, between _____ ("Purchaser") and _____ ("Seller") through _____ ("Listing Company") and _____ ("Selling Company") provides as follows:

1. Under a sales agreement ("Agreement") dated on _____, the Buyer agreed to acquire, and the Seller agreed to transfer ownership of the Property: _____
Now, therefore, the parties to this Agreement hereby consent to the following terms:
The Seller and Buyer mutually agree to fully terminate all rights and obligations associated with the Agreement.
 - A. The Buyer and Seller mutually waive and completely absolve each other, along with the Real Estate Agents, Firms, and Brokers, from any and all claims, demands, liabilities, damages, or legal actions of any kind arising from, related to, or resulting from the negotiation, execution, fulfillment, termination, or release of the Agreement. This applies to both known and unknown matters, as well as any issues that may arise in the future. Additionally, certain costs associated with this transaction may be the responsibility of either the Buyer or the Seller.
 - B. The full Deposit provided by the Buyer and held in escrow under the Agreement shall be distributed as follows:
\$ _____ to Purchaser; \$ _____ to Seller;
\$ _____ to Listing Company; \$ _____ to Selling Company.
Remit/Mail to: _____
 - C. This Release shall be governed, interpreted, and enforced in accordance with the laws of West Virginia. It shall be binding upon and benefit the heirs, personal representatives, successors, and assigns of all parties involved.
 - D. This Release represents the complete agreement between the parties and cannot be altered or amended except through a written agreement signed by all parties. Each party acknowledges full understanding of its terms and executes it solely based on the consideration stated herein, without reliance on any other representations, promises, commitments, or agreements of any kind.
 - E. This Release does not alter any obligations the Seller and/or Buyer may have regarding the payment of brokerage fees or commissions to their respective brokers, as such matters are governed by separate brokerage agreements.

**(THIS IS A LEGALLY BINDING AGREEMENT; IF NOT UNDERSTOOD,
CONSULT A QUALIFIED LEGAL PROFESSIONAL BEFORE SIGNING.)**

SELLER:

PURCHASER:

Signature Date

Signature Date

Signature Date

Signature Date

Broker

Broker

