

Date: [Insert Date]

Escrow Number: [Insert Escrow Number]

Property Address: [Insert Property Address]

Buyer: [Insert Buyer Name]

Seller: [Insert Seller Name]

Escrow Instructions and General Disclosures

To the Buyer and Seller:

The following document outlines the instructions and disclosures governing this escrow account. [Insert Escrow Company Name] ("Escrow Holder") is authorized to act only in accordance with these written instructions.

1. Deposit of Funds

Buyer shall deposit the sum of \$[Insert Amount] into the escrow account via [Wire Transfer/Check] no later than [Insert Date]. All funds must be cleared before the close of escrow.

2. Disbursement of Funds

Escrow Holder is authorized to disburse funds for the payment of title insurance, recording fees, taxes, commissions, and existing liens as required to provide clear title. Any remaining balance shall be paid to the Seller at closing.

3. Prorations and Adjustments

Property taxes, homeowners association dues, and interest on assumed obligations shall be prorated as of [Insert Date/Close of Escrow]. Escrow Holder shall use a 30-day month for calculation purposes unless otherwise instructed.

4. General Disclosures

- **Neutral Third Party:** Escrow Holder is a neutral intermediary and does not provide legal or tax advice.
- **Conflict of Interest:** Escrow Holder has no financial interest in the transaction other than the standard fees for service.
- **Privacy:** All non-public personal information provided by the parties will be kept confidential in accordance with state and federal law.
- **Cancellation:** In the event of a dispute or cancellation, Escrow Holder may require a mutually signed "Cancellation Instruction" before releasing any funds.

5. Closing Date

The estimated date for the close of escrow is [Insert Date]. This date may be extended only by written agreement signed by both Buyer and Seller.

Please review these instructions carefully. Your signature below indicates your acceptance and agreement to these terms.

Seller Signature: _____ **Date:** _____

Buyer Signature: _____ **Date:** _____

Escrow Officer: [Insert Name/Signature]