

PROPERTY DEBRIS REMOVAL ESCROW HOLDBACK AGREEMENT

Date: [Insert Date]

Property Address: [Insert Full Property Address]

Seller(s): [Insert Seller Names]

Buyer(s): [Insert Buyer Names]

Escrow Agent: [Insert Title Company/Escrow Firm Name]

This Agreement is entered into by the Buyer and Seller regarding the real estate closing for the property referenced above. It is agreed as follows:

1. **Escrow Holdback:** The parties agree that the Escrow Agent shall hold the sum of \$[Insert Amount] (the "Funds") from the Seller's proceeds at the time of closing.
2. **Purpose:** The Funds are being held to ensure the complete removal of all debris, trash, and personal property from the interior and exterior of the premises, as previously agreed upon in the sales contract.
3. **Deadline for Completion:** Seller agrees to complete the debris removal no later than [Insert Date/Time].
4. **Inspection and Release:** Upon completion of the removal, the Buyer shall inspect the property. Once the Buyer provides written or email confirmation to the Escrow Agent that the debris has been removed to their satisfaction, the Escrow Agent shall release the Funds to the Seller.
5. **Failure to Comply:** If the debris is not removed by the Deadline for Completion, the Buyer may arrange for professional removal services. The Escrow Agent is authorized to pay the service provider directly from the Funds upon receipt of an invoice. Any remaining balance after the provider is paid shall be returned to the Seller.
6. **Dispute Resolution:** If a dispute arises regarding the condition of the property or the release of funds, the Escrow Agent shall hold the Funds until receiving joint written instructions from both parties or a court order.

SIGNATURES:

Seller Signature

Buyer Signature

Escrow Agent Acknowledgment