

CANCELLATION OF ESCROW AND MUTUAL RELEASE AGREEMENT

Date: [Date]

Escrow Number: [Escrow Number]

Property Address: [Full Property Address]

1. PARTIES: This agreement is between [Seller Name] ("Seller") and [Buyer Name] ("Buyer") regarding the purchase agreement dated [Original Contract Date].

2. CANCELLATION: The parties agree that the escrow timeframe has expired as of [Expiration Date]. Therefore, the parties hereby instruct [Escrow Company Name] to cancel the above-referenced escrow immediately.

3. MUTUAL RELEASE: By signing this document, Buyer and Seller hereby release each other, as well as their respective agents, brokers, and representatives, from any and all liabilities, claims, actions, or demands arising out of the purchase agreement and the related escrow.

4. DISBURSEMENT OF DEPOSIT: The parties instruct the Escrow Holder to disburse the Earnest Money Deposit currently held in escrow as follows:

- To Buyer: \$[Amount]
- To Seller: \$[Amount]

5. CANCELLATION FEES: Any applicable escrow or title cancellation fees shall be paid by [Buyer/Seller/Split Equally].

SELLER SIGNATURE:

_____ Date: _____

[Print Seller Name]

BUYER SIGNATURE:

_____ Date: _____

[Print Buyer Name]