

**Date:** [Insert Date]

**Escrow Number:** [Insert Escrow Number]

**Property Address:** [Insert Full Property Address]

**Seller(s):** [Insert Seller Names]

**Buyer(s):** [Insert Buyer Names]

To: [Insert Escrow Company Name]

The undersigned Buyer and Seller hereby mutually agree to cancel the above-referenced escrow and any underlying purchase agreement concerning the property located at [Insert Property Address].

**1. Cancellation of Sale:** The parties agree that the sale of the property shall not proceed, and all further obligations under the Purchase Agreement are hereby terminated.

**2. Disbursement of Earnest Money:** The parties instruct Escrow Holder to disburse the earnest money deposit currently held in the amount of \$[Insert Amount] as follows:

- To Buyer: \$[Insert Amount]

- To Seller: \$[Insert Amount]

- To Escrow Holder (for cancellation fees): \$[Insert Amount]

**3. Mutual Release of Liability:** In consideration of this cancellation, Buyer and Seller hereby fully, finally, and forever release and discharge each other, as well as their respective agents, brokers, heirs, and assigns, from any and all claims, demands, liabilities, or causes of action arising out of or relating to the Purchase Agreement, the attempted sale of the property, or the cancellation of this escrow.

**4. Indemnification of Escrow Holder:** The parties agree to hold [Insert Escrow Company Name] harmless from any liability regarding the cancellation of this escrow and the disbursement of funds as directed above.

By signing below, both parties acknowledge they have read, understood, and voluntarily entered into this release.

**SELLER:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**BUYER:**

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Signature

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Print Name