

## TERMINATION AGREEMENT

1 Buyer(s) \_\_\_\_\_  
 2 Seller(s) \_\_\_\_\_  
 3 Property Address or Tax ID # \_\_\_\_\_  
 4 \_\_\_\_\_ (the "Property")

### TERMINATION

5 The parties now want to terminate the Real Estate Sale Agreement and agree as follows:  
 6 **1.** Buyer and Seller hereby terminate the Real Estate Sale Agreement and release each other from all obligations thereunder, except:  
 7 \_\_\_\_\_  
 8 **2.** Buyer acknowledges Seller is authorized to sell and convey the Property to a third-party purchaser.  
 9 **3.** The first party signing and delivering this Termination Agreement to the other party may withdraw its signature at any time prior to receiving  
 10 signed Termination Agreement from other party.

11 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 12 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 13 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 14 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

### ESCROW DISBURSEMENT INSTRUCTIONS

15 To: Escrow Company/Buyer's Agent's Firm's Principal Broker ("Escrow Agent"): \_\_\_\_\_  
 16 Escrow/Transaction # \_\_\_\_\_

17 **1.** The Escrow Agent is instructed to cancel the above-referenced transaction and to disburse funds on deposit in the sum of  
 18 \$ \_\_\_\_\_ or other consideration described as follows: \_\_\_\_\_  
 19 currently held by it to the person(s) listed below in the indicated amounts.  
 20 **2.** Disbursement instructions:  
 21 Amount \$ \_\_\_\_\_ Party \_\_\_\_\_  
 22 Amount \$ \_\_\_\_\_ Party \_\_\_\_\_  
 23 Amount \$ \_\_\_\_\_ Party \_\_\_\_\_  
 24 Amount \$ \_\_\_\_\_ Party \_\_\_\_\_  
 25 **3.** Buyer and Seller agree to sign any further documentation reasonably necessary to enable Principal Broker and/or Escrow Agent to effect a  
 26 timely disbursement of funds in accordance with this Termination Agreement.  
 27 **4.** Buyer and Seller release all real estate agents, principal brokers, real estate firms, employees, and representatives from all further liability for  
 28 disbursement of any funds held by Selling Firm made in accordance with Section 2 above.  
 29 **5.** If the parties sign the Termination section but do not sign this Escrow Disbursement Instructions section, the transaction is terminated pursuant  
 30 to the terms of the Termination section, but the earnest money or other consideration described above will be held by Principal Broker and/or  
 31 Escrow Agent pending resolution of the dispute between Buyer and Seller.

32 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 33 Buyer \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 34 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←  
 35 Seller \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

36 Buyer's Agent \_\_\_\_\_ Seller's Agent \_\_\_\_\_