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EARNEST MONEY ESCROW AGREEMENT

BCA File Number: _____ Earnest Money Amount \$ _____

Subject Property Address: _____

Short Legal Description: _____

Tax PINs: _____

The undersigned **Seller(s)** and **Buyer(s)** hereby irrevocably authorize **authorize BCA LLC d/b/a Burnett County Abstract** hereinafter "**Title Company**", to hold in escrow in connection with the above-referenced transaction, the sum of \$ _____ as **Earnest Money**. Said Earnest Money shall be held in a non-interest bearing account maintained in Title Company's regular course of business; and shall be maintained therein until the first of the following events:

- (1) The closing of the sale of Property, as described in the Offer to Purchase;
- (2) Written instructions from both the Seller(s) and Buyer(s) mutually agreeing on the party to disburse the Earnest Money to;
- (3) If there's a dispute between Seller(s) and Buyer(s) regarding the Earnest Money disbursement, then at Title Company's sole discretion delivery of the Earnest Money to a court of competent jurisdiction;
- (4) Entry and receipt by Title Company of an order of a court of competent jurisdiction ordering Title Company to deliver the Earnest Money to a named party.

Seller(s) and Buyer(s) hereby release and discharge Title Company from any claim or cause of action they may have, presently or in the future, for said earnest money and further release and hold harmless Title Company for any loss or damage, including out-of-pocket expenses, incurred by Title Company, for all actions taken in accordance with this Agreement.

This Agreement may be executed in counterparts and when each party has executed a copy of this Agreement the executed copies taken together shall have the same force and effect as if executed in one document Electronic signatures on this Agreement shall be deemed original signature.

SELLER(S)	DATED	BUYER(S)	DATED
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
SELLER(S) AGENT:	_____	BUYER(S) AGENT:	_____