

Earnest Money Deposit  
Escrow Instructions to  
Double D Title Company as Escrow Agent

Date: \_\_\_\_\_ File Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Seller: \_\_\_\_\_

Deposited with Double D Title Company (DDT) is a check in the amount of \$\_\_\_\_\_ to be deposited by escrow agent into its non-interest bearing escrow account and to be held by you in escrow for delivery under the following terms and conditions:

1. To be applied toward the purchase price upon written direction of Seller and Purchaser or upon closing of sale with Double D Title Company;
2. To be paid to Seller or Purchaser upon written direction of both parties;
3. This escrow shall terminate on or before \_\_\_\_\_, or escrow agent shall, at its option, return the deposit to the Purchaser;
4. These escrow instructions shall be deemed null and void if the check deposited hereunder is not honored.
5. To be released to Seller's Agent and/or Buyers Agent upon written direction.

Upon making such delivery, and performance of any other services included above, DDT will thereupon be released and acquitted from any further liabilities concerning the deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein. By acceptance of this agency, DDT is in no way assuming responsibilities for the validity or authenticity of the subject matter of the deposit.

In the event of litigation affecting your duties relating to this deposit, we agree to reimburse DDT for any reasonable expenses incurred, including attorney fees.

Any changes in the terms or conditions hereof may be made only in writing and signed by all parties or their duly authorized representatives.

Signed by:

Signed by:

Seller/Seller's Agent

\_\_\_\_\_  
Purchaser/Buyer's Agent

Seller

\_\_\_\_\_  
Purchaser

We hereby accept the above escrow deposit under the terms and conditions therein set forth.

BY: \_\_\_\_\_  
AUTHORIZED SIGNATURE

Double D Title Company  
Phone 231/947.8810 Fax 231/947.0119