

EARNEST MONEY DEPOSIT

ESCROW AGREEMENT

Michigan Investment Title File Number: _____

Property Address: _____

Purchaser(s): _____

Seller(s): _____

Purchase Agreement Dated: _____

Deposited with Michigan Investment Title Inc. (Escrow Agent) are funds in the amount of \$_____ to be deposited by escrow agent, into its non-interest bearing escrow account, and to be held by the escrow agent in for delivery pursuant to the conditions of the Purchase Agreement, Exhibit A, under the following terms:

1. Funds to be applied towards the purchase price upon written directions of seller and purchaser, or upon closing of sale with Michigan Investment Title Inc.; or
2. Funds to be released in accordance with any subsequent written instructions, or mutual release clearly directing release of escrow monies, signed by both purchaser and seller, or their respective agents; or
3. Pursuant to a court order directing release; or
4. This escrow agreement shall be deemed null and void and any monies deposited hereunder are not honored

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

In the event any question shall arise regarding the disbursement of the escrow funds and the escrow agent is obliged to institute or defend any court proceeding, any court costs or counsel fee necessarily expended shall be deductible from the funds. Any cost incurred by the escrow agent by the undersigned purchaser and seller.

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

Dated: _____

Dated: _____

Seller: _____

Buyer: _____

Print Name: _____

Print Name: _____

Seller: _____

Buyer: _____

Print Name: _____

Print Name: _____

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

Escrow Agent: Michigan Investment Title Inc.

By: _____

Print Name: _____