



REALTOR®

RELEASE OF DEPOSIT AND CANCELLATION OF PURCHASE AND SALE AGREEMENT AND DEPOSIT RECEIPT



REALTOR®

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This Release is entered into between the undersigned BUYER and SELLER who are parties to that certain Purchase and Sale Agreement and Deposit Receipt dated _____ between _____ (BUYER) and _____ (SELLER) concerning the following described property (legal description or street address): _____
 _____ ("Agreement").

In consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BUYER and SELLER hereby release each other and the below-named Brokers and their agents, employees and independent contractors from any and all claims, actions, demands, liabilities and charges whatsoever relating to or arising from the Agreement or the negotiation thereof.

BUYER and SELLER intend that responsibilities, obligations and rights arising from the Agreement are by this Release declared null and void and of no further effect and that the Agreement be cancelled when this Release has been signed by BUYER and SELLER.

The escrow agent holding the deposit(s) under the terms of the Agreement is hereby directed forthwith to disburse the deposit(s) in the following manner:

- \$ _____ to _____
- \$ _____ to _____
- \$ _____ to _____
- \$ _____ to _____

_____	BUYER	_____	DATE
_____	BUYER	_____	DATE
_____	SELLER	_____	DATE
_____	SELLER	_____	DATE

_____ BY _____
 NAME OF LISTING BROKER AUTHORIZED LICENSEE DATE

_____ BY _____
 NAME OF SELLING BROKER AUTHORIZED LICENSEE DATE