

Travelers Title LLC
1025 South 108th Street, Ste 201
West Allis, WI 53214
Phone: 414-543-6640 Fax: 414-543-8381
Email: dmikush@travelertitle.com

ESCROW AGREEMENT FOR EARNEST MONEY

THIS AGREEMENT entered into this _____ day of _____, 20____
by: _____, herein after
referred to as "SELLER" and _____, herein after referred to as
"BUYER" and Travelers Title LLC, herein referred to as "ESCROW AGENT"

WHEREAS the seller and buyer have entered into an agreement to purchase real estate located
AT: _____, WI Said Real Estate
being more fully described in Travelers Title LLC Title commitment number # _____

NOW THEREFORE, in order to have funds available for Earnest Money Down Payment

- 1) SELLER/BUYER agrees to deposit the sum of \$ _____ with the ESCROW AGENT for Down Payment. These funds will go to the seller upon completion of this purchase of said property.
- 2) SELLER AND BUYER agree to provide the ESCROW AGENT with a Signed Mutual Release of the offer to purchase before any Earnest Money Deposit funds can be returned to the party that is entitled to the Earnest Money if the property purchase does not go through.
- 3) SELLER AND BUYER agree hereto hold ESCROW AGENT, its agents and employees, harmless for its relationship to this escrow and any act performed by it in good faith. SELLER AND BUYER agree to indemnify ESCROW AGENT for any fees it may incur in the administration of this escrow, including Attorney Fees.
- 4) Travelers Title LLC. my resign as ESCROW AGENT in this matter upon 30 days notice to both SELLER AND BUYER. Said notice to be delivered either personally or by certified mail.
- 5) In the event of any dispute regarding this Escrow Agreement, ESCROW AGENT shall not be required to resolve or take any action pending the resolution of such dispute, but shall comply with any court order or decree pertaining to such dispute or the disbursements of the escrowed funds.
- 6) Travelers Title LLC shall not be responsible for any penalties or loss of principal or interest of any delays in the withdrawal of the funds which may be imposed by the Depository as a result of making or redeeming of the investment pursuant to our instructions, nor shall ESCROW AGENT be liable for any loss or impairment of funds while those funds are in the course of collection or while those funds are on deposit in a financial institution if such loss of impairment results from the failure, insolvency or suspension of a financial institution.
- 7) Only certain types of investments are insured (Certificates of Deposit, Money Markets). No investment is insured for more than \$100,000.00 dollars.
- 8) Additional agreement between SELLER and BUYER is listed below:

Dated this _____ day of _____, 20____.

SELLER

BUYER

SELLER

BUYER