ESCROW AGREEMENT
Earnest Money

To: Land Title Services, Inc.
7700 West Bluemound Road,
Wauwatosa, Wisconsin 53213-3440
Phone: 414-259-5060
Escrow Fax: 414-259-5067

SELLER NAME: _____

BUYER NAME: _____

Escrow Agent: Land Title Services, Inc. _____

Property Address:_____

Commitment No. _____

The sum of $_____ ("Escrow Funds") is handed herewith to the Escrow Agent. Escrow Agent is instructed to deposit the Escrow Funds into a non-interest bearing account with any bank and to administer the Escrow Funds pursuant to the purpose and terms specified in this Escrow Agreement.

The purpose of this Escrow Agreement is to hold the Escrow Funds as earnest money for the purchase of the Subject Property,

Land Title Services will deposit the funds in a non-interest-bearing account and will release the funds only in the following manner:

1. In connection with the closing of the transaction; or
2. As directed in a written instrument signed by both buyer and seller; or
3. As directed by a court of competent jurisdiction.

The Seller and Buyer, and each of them, agree that they will promptly reimburse the Escrow Agent for any expenses that it may reasonably and necessarily incur in prosecuting or defending any action to which it may be a party as a result of this agreement.

Land Title Services, Inc. shall be liable only as escrow holder herein.

Dated this _____day of _____, 20___.

_____	_____
Seller	Buyer
_____	_____
Seller	Buyer
_____	_____
Address	Address
_____	_____
City, State ZIP	City, State ZIP
_____	_____
Phone	Phone

Land Title Services, Inc.

_____
By: