



Earnest Money Escrow Agreement

Seller(s): RSAS Legacy Trust Buyer(s): _____

Property: 2222 E Bellevue Pl, Unit 106, Milwaukee, WI Earnest Money (\$ Amount): \$ _____

Email Receipt to : kelly@strategicfocusrealty.com

The undersigned Seller(s) and Buyer(s) irrevocably authorize the escrow agent, Merit Title, LLC, to hold Earnest Money for the above referenced real estate transaction. Merit Title, LLC shall hold the earnest money in a non-interest bearing account and shall release the earnest money at the first of the following events:

- 1) At the closing of the transaction as described in the Offer to Purchase.
- 2) Upon Merit's receipt of joint written instructions from Buyer and Seller directing Merit Title, LLC to disburse the earnest money.
- 3) If there is a dispute between Seller(s) and Buyer(s) regarding the earnest money then Merit Title's sole discretion delivery of the earnest money to a court of competent jurisdiction; or
- 4) Entry and receipt by Merit Title, LLC of an order of a court of competent jurisdiction ordering Merit Title, LLC to deliver the earnest money to a named party.

Liability of Escrow Agent: Escrow Agent shall not be liable for: (i) any act or omission done in good faith under this Agreement, nor (ii) any loss arising out of loss or impairment of the Funds in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension. Buyer(s) and Seller(s) agree to jointly and severally hold Merit Title, LLC harmless for all reasonable actions taken by Merit Title, LLC in accordance with this Agreement.

This Agreement may be executed in counterparts. When each party has executed a copy of this Agreement, the executed copies taken together shall have the same force and effect as if executed in one document. Facsimile signatures on this Agreement shall be deemed original signature.

Earnest money can be certified mailed or delivered to the above address with a copy of this executed agreement. Please be sure to reference the purchasing property address so it can be assigned to the correct file.

SELLER:

BUYER:

Date

Date