EARNEST MONEY ESCROW AGREEMENT

Property Address: _____

Buyers: _____

Sellers: _____

Selling Agent: _____

Listing Agent: _____

The below Buyer(s) and Seller(s) hereby authorize Entrust Title Group, Inc. to hold $_____ ("Funds") in a non-interest bearing escrow account as EARNEST MONEY for the above mentioned property.

Entrust Title Group shall hold the Funds until the first of the following events:

a. On the closing of the sale of real estate, as described in the Offer, Entrust shall deliver the Funds to Seller as part of Buyer's purchase money.
b. On receipt of joint written instructions from Buyer and Seller directing Entrust to disburse the Funds to a named party.
c. In the event Entrust does not receive joint written instructions on or before the date for closing, as described in the Offer, Escrow Agent shall continue to hold the Funds until entry and receipt by Entrust of an order of a court of competent jurisdiction ordering the delivery of Funds.

Buyer and Seller agree to, jointly and severally, hold Entrust Title Group, Inc. harmless for all reasonable actions taken by Entrust in accordance with this Agreement. In addition, Buyer and Seller further agree to pay all expenses of Entrust, including reasonable attorneys' fees, which may arise pursuant to or out of a dispute with reference to the rights of anyone claiming an interest in the Funds deposited under this Agreement.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

Copy of Check May Be Attached Here

** You may attach a separate page with a copy of the Earnest Money Check which is made part of this agreement.