WOODLAND
TITLE SERVICES, LLC

EARNEST MONEY ESCROW AGREEMENT

Seller(s): _____ **Listing Agent:**

Buyer(s):_____**Selling Agent:**

Property Address: _____

A receipt will be provided upon receipt of the earnest money and this signed agreement.

The undersigned Seller(s) and Buyer(s) irrevocably authorize Escrow Agent to hold the Earnest Money **made payable to Woodland Title Services, LLC** for the above-referenced real estate transaction. Escrow Agent shall hold the Earnest Money in a non-interest bearing account and shall release the Earnest Money at the first of the following events:

i. The closing of the sale of Property, as described in the Offer to Purchase;
ii. Joint written instructions from Seller(s) and Buyer(s) to disburse the Earnest Money;
iii. If there's a dispute between Seller(s) and Buyer(s) regarding the Earnest Money, then at Escrow Agent's sole discretion delivery of the Earnest Money to a court of competent jurisdiction; or
iv. Entry and receipt by Escrow Agent of an order of a court of competent jurisdiction ordering Escrow Agent to deliver the Earnest Money to a named party.

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 Earnest Money in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension. Escrow Agent may receive ancillary benefits from the use of Earnest Money while held in escrow. Seller(s) and Buyer(s) agree to jointly and severally hold Escrow Agent harmless for all reasonable actions taken by Escrow Agent in accordance with this Agreement. Seller(s) and Buyer(s) further agree that any action in relation to an alleged breach of this Agreement by Escrow Agent shall be commenced within two years of the date of the breach, without regard to the date the breach is discovered. Any action not brought against Escrow Agent within that two-year time period shall be barred, without regard to any other limitations period set forth by law or statute, and Seller(s) and Buyer(s) hereby waive any statute of limitations to the contrary.

This Agreement may be executed in counterparts and 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. Electronic signatures on this Agreement shall be deemed original signatures.

SELLER: BUYER:

Name:_____Name:_____
Phone: _____Phone:_____
Email: _____ Email: _____

Date:_____Date:_____

SELLER: BUYER:

Name: _____Name_____
Phone:_____Phone:_____
Email: _____ Email: _____

Date: _____ Date:_____