Authentisign ID: 12E74472-03E9-F111-91F4-0022482B68E7

MERITtitle
A Certified Women-Owned Business Enterprise
13700 West Greenfield Avenue
Brookfield, WI 53005
Phone: 414-257-0068 Fax: 414-257-0928

Earnest Money Escrow Agreement

Seller(s): Michael M Miller Susan M Miller Buyer(s): _____

Property: W241N2567 E Parkway Meadow Cir 1 Pewaukee WI 53072 Earnest Money ($ Amount): $ _____

E-mail(s) for Receipt: reneenemartellrealtor@gmail.com

The undersigned Seller(s) and Buyer(s) irrevocably authorize the escrow agent, Merit Title, LLC (Merit), to hold Earnest Money for the above referenced real estate transaction. Merit 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 to disburse the Earnest Money.

3) If within 60 days of the agreed upon closing date, Merit receives notice of litigation regarding the Earnest Money, then in Merit 'sole discretion, it may deliver the Earnest Money into the court, or upon entry and receipt by Merit of an order of a court of competent jurisdiction ordering Merit to deliver the Earnest Money, Merit shall make delivery to the parties as ordered.

4) If Merit does not receive notice of litigation within 60 days of the agreed upon closing date, Merit shall deliver the earnest Money to the party having made the deposit.

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 harmless for all reasonable actions taken by Merit in accordance with this Agreement, including any costs of litigation.

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 should be made payable to 'Merit Title, LLC' and 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:	
Authentisign Michael M Miller	11/25/26		
	Date		Date
Authentisign Susan M Miller	11/25/26		
	Date		Date