



**ESCROW AGREEMENT
EARNEST MONEY DEPOSIT – NON BROKER TRANSACTION**

Deposited with Capital Title Insurance Agency Inc., (“Capital Title”) herewith is/are the following moneys and /or documents regarding the sale of: _____ to be deposited and held in escrow for delivery under the following terms and conditions:

1. All funds are to be turned over to the closing of the above property and credited to the Purchaser.
2. Should the transactions not close, funds will remain in Escrow indefinitely until released by signature of all parties signing below, designated to whom moneys are to be paid.
3. No funds will be released until they have been on deposit for at least 10 days, or until Capital Title can verify that the deposit has cleared their bank.

Delivery of moneys and/or documents shall be in accordance with the above terms, or in accordance with new terms approved by signatures of all parties signing below, or in accordance with final court order of competent jurisdiction. If in Capital Title’s exclusive judgment, compliance with the above terms is unclear or in dispute, signatures of all parties or a final court order shall be required prior to delivery.

Capital Title is released and acquitted from any liability concerning the deposit. By acceptance of this agency, Capital Title is in no way assuming any responsibility for the validity or authenticity of the subject matter of this deposit.

In the event of litigation relating to this deposit, we agree to reimburse Capital Title for any reasonable expenses incurred, including attorney fees. Said reimbursement may be deducted by Capital Title from funds in Escrow, if any, when the expenses are incurred.

For your services as herein specified, you are to receive the sum of \$150.00 (One-hundred Fifty Dollars) to be paid only if the transaction fails to close at Capital Title. Said fee to be deducted from the amount on deposit.

Dated _____

Signed in the presence of:

Signed:

Witness

Buyer

Witness

Buyer

Seller

Seller

We hereby accept the above escrow deposit under the terms and conditions therein set forth. By:

Authorized Signature