

RELEASE OF EMD/DD/any funds

Drafted by 24 Hour Closing

Seller: _____

Buyer: _____

1. **Contract.** The Parties entered into a contract for the purchase and sale of the real Property better identified in the Offer to Purchase for the property located at _____
2. **Intent.** The Parties mutually agree to release the funds held by 24 Hour Closing to _____
(insert Buyer or Seller name)
3. Description of funds *(or check below)*
 - A. ___ Funds were identified as EMD on the purchase agreement
 - B. ___ Funds were identified as DD on the purchase agreement but were sent to 24 Hour Closing
 - C. ___ Neither of above: please describe _____
4. **Release from Liability.** *(check one)*
 - A. _____ The Parties hereby release and forever discharge each other and their respective successors in interest from any and all claims, demands, rights and causes of action of whatsoever kind and nature arising from the Contract *(this cancels the contract)*.
 - B. _____ The underlying contract is still valid: this is only an ad underlying contract shall be enforceable.
5. **Effective Date.** This Release shall be effective on the date that it has been signed by all of the Parties. It may be signed in counterparts.

Seller _____

Buyer: _____

Seller _____

Buyer: _____

Date: _____

Date: _____