

IRREVOCABLE ESCROW INSTRUCTIONS
(Release of Earnest Money for Cancellation During Inspection Period)

TO: [Name of Title Company or Closing Attorney] (the "Escrow Agent")

Property: _____

Escrow/File No.: _____

Seller: _____

Buyer: _____

Earnest Money: \$_____ (the "Deposit")

I, the above-named Seller, irrevocably instruct the Escrow Agent to release the Deposit to Buyer (or to any person or entity designated by Buyer to receive the Deposit) based upon Buyer's cancellation of the Purchase Contract and Escrow Instructions during the Inspection Period. Seller hereby releases and forever discharges Escrow Agent for releasing the Deposit to the Buyer pursuant to these escrow instructions.

Seller:
