



Polley I. McLeod, Title Officer ♦ 603 Fourth Ave./PO Box 36 - Nezperce, ID 83543

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**ESCROW INSTRUCTIONS
for Holding Earnest Money**

To: Lewis County Title
Escrow Officer: Polley McLeod

File No.: _____
Date: _____

Re: Seller(s): _____ Buyer(s): _____

Property Address: _____ Brief Legal Desc: _____

The undersigned, hereby hand you the sum of \$ _____ (**Amount of EM Held**) which you are to deposit into your non-interest bearing P1FCU trust account and hold, pending further instructions to follow.

These funds are to be credited to the undersigned buyer(s) in connection with the sale of the above referenced property and in accordance with the terms and conditions set forth in the Purchase Agreement or Escrow Instructions existing between the undersigned parties.

The undersigned hereby acknowledge and understand that in the event of the cancellation of this escrow, all funds deposited, except loan funds, shall be held subject to cancellation instructions acceptable to Lewis County Title and signed by both buyer(s) and seller(s).

The undersigned also acknowledge and understand that fees advanced, title commitment cancellation fees, and/or escrow cancellation fees may be deducted from these sums held in trust as compensation for services rendered by Lewis County Title. Title commitment cancellation requires a minimum of \$220.00 fee pursuant to state regulations. Escrow cancellation requires a minimum of \$100.00 fee.

You may terminate this escrow and return all papers and monies to the parties herein only upon written executed instructions to you by all parties of this escrow and their agent(s) (if any) unless otherwise specified herein. Provided, however, that in the event of such termination of escrow the escrow holder may withhold from funds due either party, cancellation fees and any expense incurred by the escrow holder while this escrow is pending.

In the event any disputes arise between the principals hereto or with any third party during the course of this escrow, you shall have the option to hold all matters pending in their then existing status; join in or commence a court action, or bring an action in interpleader at your option. Upon your determination to hold this escrow open for determination of the rights of the parties, you will be relieved of all responsibility to proceed until the rights of the parties are settled to your satisfaction. In any such event, you shall be held harmless from any damages or interest. The parties hereto agree to reimburse and indemnify you for any and all costs, charges, attorney fees court costs, damages or other expenses incurred as a result of said dispute.

Lewis County Title

File No.: _____

Date: _____

It is expressly understood among the parties hereto that Lewis County Title shall not be responsible or liable in any manner whatsoever for the following:

The financial status or insolvency of any other party, or any misrepresentation made by any other party and any loss or impairment of funds that have been deposited in escrow that are in the course of collection or while those funds are on deposit in a financial institution if such loss or impairment results from the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument delivered to the escrow agent.

The individuals signing below on behalf of the respective parties hereto warrant that they are duly authorized to execute these instructions on behalf of said parties. The parties do hereby "accept" this agreement subject to the terms and conditions set forth above and that such execution is binding upon said parties without further action or ratification.

BUYER(S):

X _____

X _____

Address: _____ Phone: _____

Email: _____

SELLER(S):

X _____

X _____

Address: _____ Phone: _____

Email: _____

The foregoing instructions are hereby received and accepted by Lewis County Title

By: _____, Escrow Officer

Check # _____ or Wire Confirmation # _____