



208 Main St.
 Black River Falls, WI 54615
 Phone: (715)284-9660 Fax: (715)284-7816

EARNEST MONEY ESCROW AGREEMENT

Subject Property: _____
 Sellers: _____
 Buyers: _____
 Listing Agent: _____
 Selling Agent: _____

The undersigned Seller(s) and Buyer(s) hereby irrevocably authorize Black River Country Abstract Co. (Escrow Agent), to hold in escrow in connection with the above-referenced transaction, the sum of \$_____ as Earnest Money.

Said funds shall be held in a non-interest bearing account maintained in Black River Country Abstract Co.'s regular course of business; and Black River Country Abstract Co. shall release the Earnest Money at the first of the following events:

1. The closing of the sale of Property, as described in the Offer to Purchase;
2. Joint written instructions from Seller(s) and Buyer(s) to disburse the Earnest Money;
3. If there's a dispute between Seller(s) and Buyer(s) regarding the Earnest Money, then at Escrow Agent's sole discretion, delivery of the Earnest Money to a Court of competent jurisdiction, or Escrow Agent to initiate an interpleader action; or
4. Entry and receipt by Escrow Agent of an order of a Court of competent jurisdiction ordering Escrow Agent to deliver the Earnest Money to a named party.

Seller(s) and Buyer(s) hereby release and discharge Black River Country Abstract Co. from any claim or cause of action they may have, presently or in the future, against each other for said earnest money and further release and hold harmless Black River Country Abstract Co. for any loss or damage they may incur by reason of Black River Country Abstract Co. executing the terms of this Earnest Money Escrow Agreement.

This Agreement is as valid signed in counterparts as if all parties hereto had signed the same document.

 Seller Date Buyer Date

 Seller Date Buyer Date