

ESCROW AGREEMENT-ALL CASH TRANSACTION

The parties have agreed to close the above file via mail. This letter constitutes the instructions of all parties to engage in a remote/mail away closing, through which Seller is transferring the premises known as \_\_\_\_\_, under title number: \_\_\_\_\_ (the "**Property**").

Seller's attorney agrees to deliver in Escrow to \_\_\_\_\_ the following documents:

1. Original executed Deed;
2. Photo ID for each Seller;
3. Title Escrow Agreement if applicable; and
4. Title affidavits.

Purchaser's attorney agrees to deliver to \_\_\_\_\_ the following documents:

1. Fully executed transfer tax returns;
2. Closing affidavits; and
3. Title Escrow Agreement if applicable.

The undersigned, hereby expressly agrees that the above documents shall be held in escrow and not released for recording until such time as the following conditions have all been completed:

1. Seller has acknowledged receipt of the proceeds;
2. \_\_\_\_\_ has received payment in full for all title charges;
3. \_\_\_\_\_ confirms that all documents in its possession have been properly executed and in recordable form; and
4. Written authorization via email is received to confirm the release of the documents.

The parties to this agreement agree to indemnify and hold the Escrow Agent harmless from and against any and all claims, losses, costs, liabilities, damages, suits, demands, judgments or expenses, including, but not limited to, attorney's fees, costs and disbursements, (collectively "Claims") claimed against or incurred by Escrow Agent arising out of or related, directly or indirectly, to the Escrow Agreement and the Escrow Agent's performance hereunder or in connection herewith, except to the extent such Claims arise from Escrow Agent's willful misconduct or gross negligence as adjudicated by a court of competent jurisdiction.

By Acceptance of this letter, you agree to the terms of the escrow, as set forth above and have no objection to the same, unless further indicated, in writing, to the below.

Agreed and accepted

\_\_\_\_\_

By:

\_\_\_\_\_

Attorney for Purchaser

\_\_\_\_\_

Attorney for Seller