



### RELEASE FROM CONTRACT TO PURCHASE

for use only by Members of the  
CINCINNATI AREA BOARD OF REALTORS®, INC.  
Approved by Board Legal Counsel  
(If not understood, seek legal advise. For real  
estate advice, consult your REALTOR®.)



This agreement executed at \_\_\_\_\_ (City/State) by and between  
\_\_\_\_\_  
("Seller")  
and \_\_\_\_\_ ("Buyer") constitutes a release  
from the Contract to Purchase dated \_\_\_\_\_, \_\_\_\_\_ for the Real Estate located at  
\_\_\_\_\_  
\_\_\_\_\_.

Whereas, certain conditions and contingencies specified in the Contract have not been satisfied or waived and may not be satisfied or waived; and

Whereas, it is the desire and intent of the parties to release each other and the Real Estate Broker(s) from any and all obligations, rights and privileges arising out of the Contract.

1. Each party does hereby release each other party, \_\_\_\_\_ (listing REALTOR® firm) and \_\_\_\_\_ (cooperating REALTOR® firm), their agents and employees, from any and all claims and demands whatsoever of any nature, kind or description, arising out of or connected with, directly and indirectly, the Contract and the same is hereby agreed to be null, void and of no effect.

2. The earnest money deposit of \_\_\_\_\_ **Zero and 00/100** Dollars (\$ \_\_\_\_\_ ) shall be distributed as follows:

To the Seller \$ \_\_\_\_\_ To the Listing Broker \$ \_\_\_\_\_  
To the Buyer \$ \_\_\_\_\_ To the Co-op Broker \$ \_\_\_\_\_

The parties have executed this release the day and year below stated:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Listing Broker/Manager; Firm

\_\_\_\_\_  
Co-op Broker/Manager; Firm