



**RELEASE FROM CONTRACT TO PURCHASE**

This agreement executed at \_\_\_\_\_ (City/State)

by and between \_\_\_\_\_ (“Seller”)

and \_\_\_\_\_ (“Buyer”)

constitutes a release from the Contract to Purchase dated \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_ 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:

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Co-op Broker/manager \_\_\_\_\_

Listing Broker/Manager \_\_\_\_\_



