



## Release from Contract to Purchase

**This is a legally binding document. If not understood, seek legal advice. For real estate advice, consult a REALTOR®.**

This Release is entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between \_\_\_\_\_, ("Seller") and \_\_\_\_\_, ("Buyer").

Whereas Buyer and Seller did enter into a Purchase Contract dated \_\_\_\_\_, for the property located at \_\_\_\_\_, ("Real Estate").

Now therefore, and in consideration of the mutual covenants set forth herein, the Buyer and Seller hereby agree:

1. Buyer and Seller hereby release each other from the provisions of the Purchase Contract and agree to terminate the Contract to Purchase.
2. The Buyer releases any and all interest in and to the Real Estate and Seller shall have the right to sell the Real Estate to any other party free of any interest or claim of the Buyer.
3. The Buyer and Seller hereby fully release the real estate Brokers identified below, their agents and employees from any and all liability, claims or damages resulting from, arising out of, or related to the Contract to Purchase.
4. The parties direct the earnest money deposit of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), which is being held by \_\_\_\_\_, to be distributed as follows:  
To the Seller \$ \_\_\_\_\_; To the Listing Broker \$ \_\_\_\_\_;  
To the Buyer \$ \_\_\_\_\_; To the Co-op Broker \$ \_\_\_\_\_.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date/time

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date/time

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date/time

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date/time

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

\_\_\_\_\_  
Firm Signature Date/Time

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

\_\_\_\_\_  
Firm Signature Date/Time

**This matter affects your legal rights. If you have any questions regarding this matter, you should contact an attorney in order to protect your interests.**