

SELLER - IRREVOCABLE ESCROW INSTRUCTIONS
(Release of Earnest Money for Cancellation During Inspection Period)

TO: _____ (the "Escrow Agent")

Property: _____

Escrow/File No.: _____

Seller: _____

Buyer: _____

Earnest Money: \$ _____ (the "Deposit")

I, the above-named Seller, irrevocably instruct the Escrow Agent to release the Deposit to Buyer (or to any person or entity designated by Buyer to receive the Deposit) based upon Buyer's cancellation of the Purchase Contract and Escrow Instructions during the Inspection Period/Due Diligence Period and no further written instructions are required for Escrow Agent to release the Deposit to Buyer or to any person or entity designated by Buyer to receive the Deposit. Seller hereby waives any rights under state or other law to object to the release of the Deposit if this Contract is canceled by Buyer during the Inspection Period/Due Diligence Period and waives any right to provide any additional written consent to the release of the Deposit if this Contract is canceled by the Buyer during the Inspection Period/Due Diligence Period.

Seller:
