



CANCELLATION AND MUTUAL RELEASE AGREEMENT

SELLER: _____

BUYER: _____

PROPERTY: _____

CONTRACT DATE: _____

THE UNDERSIGNED SELLER(S) and BUYERS(S) hereby agree that the contract for the sale and purchase of property located at: _____ with an Effective Date of _____, is cancelled and the parties hereby release all of their rights and interest in the contract. SELLER and BUYER authorize the Escrow Agent, Listing Broker or other party holding Earnest Money(s) to disburse the Earnest Money(s) and additional Deposits(s) \$ _____ as follows:

\$ _____ to BUYER

\$ _____ to SELLER

\$ _____ to _____

\$ _____ to _____

\$ _____ to _____

SELLER and BUYER release each other, Escrow Agent, Listing Broker and their licensees, Selling Broker and their licensees, and/or other party holding Earnest Money(s) and additional Deposits(s) from any and all liability for disbursing the Earnest Money(s) and additional Deposits(s).

CAREFULLY READ THE TERMS BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER DATE

BUYER DATE

SELLER DATE

BUYER DATE

MAILING ADDRESS

MAILING ADDRESS

CITY, STATE and ZIP

CITY, STATE and ZIP

PHONE/EMAIL ADDRESS

PHONE/EMAIL ADDRESS