

**RESCISSION OF PURCHASE & SALE AGREEMENT**

This Rescission is made by \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Seller"), parties to a real estate purchase and sale agreement for the property whose address is \_\_\_\_\_, Washington, Zip \_\_\_\_\_ (the "Property") dated \_\_\_\_\_ (the "Agreement").

1. **RELEASE.** The parties agree that the Agreement between them and all other agreements or undertakings between them in respect to the Property are hereby rescinded; and each releases the other and all real estate brokers and licensees involved with this sale from any and all present or future liability thereunder and/or in connection with said sale, other than as set forth hereinafter, provided, that nothing herein shall be construed to terminate any existing agency relationships or agreements unless otherwise agreed in writing.

2. **EARNEST MONEY.** The party holding the earnest money is authorized and directed to immediately disburse the earnest money as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **COMMISSION IF SOLD IN FUTURE.** If Seller shall, within six (6) months after the date hereof, sell said property to Buyers or someone acting on Buyer's behalf, Seller shall pay Listing Broker a commission of (check one)  \$ \_\_\_\_\_ or  \_\_\_\_\_ % of the sales price, less any portion of the above earnest money retained by Listing Broker. Provided if a commission is paid to another member of NWMLS in conjunction with such a sale, the amount of commission payable to Listing Broker shall be limited to the amount of commission which would have been payable pursuant to the Listing Agreement less any commission so paid to another member of NWMLS. "Sell" means a Purchase and Sale Agreement signed during said six months, regardless of when it closes.

\_\_\_\_\_  
Buyer's Signature Date Seller's Signature Date

\_\_\_\_\_  
Buyer's Signature Date Seller's Signature Date

\_\_\_\_\_  
Selling Broker Listing Broker

\_\_\_\_\_  
Selling Licensee's Signature Date Listing Agent's Signature Date