

AUTHORIZATION TO RELEASE EARNEST MONEY DEPOSIT



Seller Name (s): _____
Buyer Name (s): _____
Property Address: _____

Transaction Number: _____
REPC Dated: _____
Total E.M. Deposit Amount: _____

It is hereby requested that Earnest Money be released from the Signature Group Real Estate Trust Account as directed and authorized by the signees.	
Release to Seller: \$ _____	Release to Closing Company/Other: \$ _____
Release to Listing Broker: \$ _____	Company: _____
Release to Buyer: \$ _____	Attention: _____
Release to Selling Broker: \$ _____	Address: _____
	Phone: _____

BUYERS NOTICE FOR RELEASE AND DELIVERY OF EARNEST MONEY DEPOSIT.

Buyer requests release to BUYER of all Earnest money deposit with respect to the above-described Real Estate Purchase Contract. As an inducement for release and delivery of those funds, Buyer certifies and warrants (Mark and initial the applicable box):

- As required by Section 2.3 of the Contract, the Buyer failed to qualify on or before the Earnest Money forfeiture deadline, and Buyer elects to cancel the Contract and requests the return of the Earnest Money Deposit to Buyer. (Attached is a copy of Lender's loan denial.)
- As required by Section 2.4 of the Contract, the property appraised for less than the contract purchase price, and Buyer elects to cancel the contract and requests the return of the Earnest Money Deposit to Buyer.
- Pursuant to Section 8.4 of the contract, Buyer's objections based on the evaluations and inspections, have not been resolved within the (7) seven-day response period. Buyer elects to void this contract and hereby gives written notice, within (3) three days following the response period, and hereby requests the return of the Earnest Money Deposit to Buyer.
- As set forth in Section 8.2 of the contract, Buyer has determined that the evaluations and inspections are unacceptable, and Buyer hereby elects to cancel the contract by giving this written notice prior to the expiration of the Buyer cancellation deadline, and hereby requests the return of the Earnest Money Deposit to Buyer.
- As required by Section 3 of the Contract, the Seller failed to close within the time specified in the Contract, and Buyer elects to cancel the contract and requests the return of the Earnest Money Deposit to Buyer.
- Other: _____

SELLERS NOTICE FOR RELEASE AND DELIVERY OF EARNEST MONEY DEPOSIT.

Seller requests release to SELLER of all Earnest Money Deposit with respect to the above-described Real Estate Purchase Contract pursuant to Section 2.1 of that Contract. As an inducement for the delivery of those funds, Seller certifies and warrants (Mark and initial the applicable box):

- As required by Section 2.3 of the Contract, the Buyer failed to qualify on or before the Earnest Money forfeiture deadline, and Seller elects to cancel the Contract and requests the return of the Earnest Money Deposit to Buyer. (Attached is a copy of Lender's loan denial.)
- As required by Section 2.3 of the Contract, the Buyer failed to qualify after expiration of the Earnest Money forfeiture deadline, and Seller elects to cancel the Contract and requests the release of the Earnest Money Deposit to Seller. (Attached is a copy of the Lender's loan denial.)
- As required by Section 3 of the Contract, the Buyer failed to close within the time specified in the Contract, and Seller elects to cancel the Contract and requests release of the Earnest Money Deposit to Seller.
- Other: _____

AUTHORIZATION TO RELEASE.

Buyer and/or Seller hereby expressly authorize the release of the above stated amount out of the Signature Group Trust Account from Earnest Monies deposited therein by Buyer for the following reasons: _____

The undersigned hereby release each other from all obligations and from all liability for claims and demands arising out of the underlying Real Estate Purchase Contract (including any and all amendments to said Contract(s) on the condition that the Earnest Money Deposit made in connection with said Contract be disbursed as instructed).			
_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Broker Signature (Required)	_____ Date	_____ Broker Signature (Required)	_____ Date
_____ Seller's Brokerage	_____ Date	_____ Buyer's Brokerage	_____ Date