



Metropolitan Title Company

2211 ASSOCIATION DR. SUITE 500 OKEMOS, MICHIGAN 48864

Escrow No: _____

Purchaser: _____

Seller: _____

Property Address: _____

ESCROW AGREEMENT

Deposited with you herewith is a check in the amount of \$ _____. To be deposited by escrowee into its non-interest bearing escrow account and to be held by you in escrow for delivery under the following terms and conditions:

- 1) TO BE APPLIED TOWARD THE PURCHASE PRICE UPON WRITTEN DIRECTION OF SELLER AND PURCHASER,
- 2) TO BE PAID TO SELLER OR PURCHASER UPON WRITTEN DIRECTION OF BOTH PARTIES,
- 3) THIS ESCROW SHALL TERMINATE ON OR BEFORE _____, OR ESCROWEE SHALL, AT ITS OPTION RETURN THE DEPOSIT TO THE PURCHASER, OR
- 4) THIS ESCROW AGREEMENT SHALL BE DEEMED NULL AND VOID IF THE CHECK DEPOSITED HEREUNDER IS NOT HONORED.

Upon making such delivery, and performance of any other services included above, you will thereupon be released and acquitted from any further liability concerning the deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein. By acceptance of this deposit, Escrowee is in no way assuming any responsibility for the validity or authenticity of any instrument deposited hereunder or pursuant to which this escrow is established.

In the event of litigation affecting your duties relating to this deposit, we agree to reimburse you for any reasonable expenses incurred, including attorney fees.

Any change in the terms or conditions hereof may be made only in writing signed by all parties or their duly authorized representatives.

For your services as herein specified, you are to receive the sum of _____ to be paid by _____.

Dated: _____

In the presence of _____

Seller

Seller

Purchaser

Purchaser

We hereby accept the above escrow deposit under the terms and conditions therein set forth.

METROPOLITAN TITLE COMPANY

BY _____ Authorized Signature