



TO: ESCROW HOLDER
ESCROW NO: 6001-_____

DATE OF RECEIPT OF DEPOSIT: _____
PROPERTY ADDRESS:

SELLER: _____

BUYER: _____

DEPOSIT AMOUNT: _____

You are advised that we have negotiated the purchase of real property referred to above.

We hereby hand you a check payable to Escrow Holder for the above deposit amount.

You are to deposit the check and hold the funds represented thereby and any additional funds deposited with you in your escrow trust account. You are instructed not to release any funds until mutually acceptable instructions are received by you from the undersigned Sellers and Buyers.

Any principal instructing you to cancel this escrow shall file notice of cancellation in your office, in writing and so state the reason for cancellation. Upon receipt of such request, you shall prepare cancellation instructions for signatures of the principals and shall forward same to the principals. Upon receipt of the mutually agreeable cancellation instructions signed by all principals and after payment of your cancellation charges, you are authorized to comply with such instruction and cancel your escrow. If, after 30 days from date of notice of cancellation, you have not received mutually agreeable cancellation instructions or if there are conflicting instructions, the principals hereto expressly agree that you, as Escrow Holder, have the absolute right at your election to file an action in interpleader requiring the principals to answer and litigate their several claims and rights among themselves and you are authorized to deposit with the clerk of the court all documents and funds held in escrow.

In the event that this transaction fails to close, a fee with a minimum of \$200.00 will be charged to comply with the state insurance code.

Dated: _____

BUYERS:

SELLERS:

By: _____

By: _____

By: _____

By: _____

Received NORTH IDAHO TITLE INSURANCE, INC.

By: _____ Date: _____ Time: _____