

To: **Pioneer Title Company of Kootenai County**
100 Wallace Avenue
Coeur d'Alene, Idaho 83814



RE: **Escrow No.**

to:

I/We hand you herewith earnest money deposit in the amount of \$ _____ ,
which you are authorized and instructed to hold for credit to the account of the within –
named: _____
in the above referenced escrow, pending our further closing instructions.

In the event this transaction should fail to close, Pioneer Title Company, as escrow holder, shall await the deposit into escrow of mutually executed instructions from the undersigned Buyer and Seller, with regards to the disbursement of said funds, less cancellation fees due to Pioneer Title Company.

In the event that any controversy should arise between the parties hereto or with any third person, you shall not be required to determine the same or to take any action in the premises, but you may await settlement of any such controversy by joint instructions of the parties hereof by appropriate legal proceedings. In the event that you should become a party to any such legal proceedings, we jointly and severally agree to pay and to hold you harmless from and against any and all costs, charges, damages, attorney's fees or other expenses which you, in good faith, may incur.

Date:

Buyer:

Buyer:

Seller:

Seller:

Receipt of here-in mentioned funds and instructions is hereby acknowledged.

Pioneer Title Company of Kootenai County

By: _____
Escrow Officer