

HOLD EARNEST MONEY INSTRUCTIONS

TO: Inland Title & Escrow, File Number: _____

Buyers: _____

Sellers: _____

Property Address: _____

Dated: _____

The undersigned hereby deliver the sum of \$ _____ (_____ Dollars) to Inland Title, to be deposited into a non-interest-bearing trust account and held pending further written instructions. These funds constitute earnest money to be credited to Buyer(s) in connection with the purchase of the below-referenced property, in accordance with the terms and conditions of the applicable Purchase and Sale Agreement and/or Escrow Instructions.

Cancellation / Disbursement of Funds

In the event this escrow is cancelled, all funds deposited (excluding loan proceeds, if any) shall be held and disbursed only upon receipt of written cancellation instructions executed by all parties to the transaction and acceptable to Inland Title, or as otherwise required by Idaho law or court order.

Fees and Charges

The undersigned acknowledge and agree that earned or advanced fees, including but not limited to escrow cancellation fees, title search fees, and title commitment cancellation fees, may be deducted from the funds held in trust as compensation for services rendered by Inland Title. A cancellation fee may be charged in accordance with the applicable underwriter's filed rates and applicable Idaho Law.

Authority to Act

Inland Title is authorized to act only upon mutually executed written instructions from all parties to this escrow and their authorized agents, unless otherwise required by Idaho law.

Disputes / Interpleader (Idaho Law)

In the event of any dispute relating to this escrow or the funds held, Inland Title may hold the funds, commence an interpleader action, or take any action permitted by Idaho law. Upon doing so, Inland Title shall be relieved of further responsibility. Inland Title & Escrow, LLC shall not be responsible for payment of any attorney fees, court costs, or legal expenses incurred by any party, and all such fees and costs shall be the responsibility of the disputing parties.

Authority of Signers

Each person signing below warrants that they are duly authorized to execute these instructions on behalf of the respective party, and that such execution is binding upon said party without further action or ratification. Receipt Acknowledgment

The undersigned acknowledge receipt of a copy of these Hold Earnest Money Instructions and confirm that the earnest money described herein has been delivered to Inland Title for deposit and holding in accordance with these instructions.

Buyer(s): _____

Printed Name(s): _____

Seller(s): _____

Printed Name(s): _____

Buyer(s): _____

Printed Name(s): _____

Seller(s): _____

Printed Name(s): _____

The foregoing instructions are hereby received and accepted by Inland Title.

By: _____

Authorized Signature, Inland Title & Escrow

Date: _____

