

DEPOSIT RECEIPT AND ESCROW INSTRUCTIONS

LEGAL DESCRIPTION OF SAID PROPERTY IS:

FINANCED BY: _____

BUYER'S: _____ **PHONE:** _____

BUYER'S ADDRESS: _____

TAKING TITLE AS: _____

SELLER'S: _____ **PHONE:** _____

SELLER'S ADDRESS: _____

TRUSTEE TITLE CO.: _____ **AS TRUSTEE UNDER**
ITS TRUST # _____ **AND NOT PERSONALLY, ACTING PURSUANT TO**
INSTRUCTIONS FROM SELLER.

- 1. PURCHASE AND SALE. BUYER AGREES TO PURCHASE AND SELLER AGREES TO SELL THE PROPERTY ON TERMS AND CONDITIONS SET FORTH HEREIN.**
- 2. SALE IS SUBJECT TO LIENS, TAXES AND ANY ENCUMBRANCES.**
- 3. THE PURCHASE PRICE TO BE PAID BY BUYER IS AS FOLLOWS:**

A. CASH PRICE : _____ **\$** _____

B. DEPOSIT: _____ **\$** _____

C. BALANCE AT CLOSE OF ESCROW: _____ **\$** _____

D. TITLE INSURANCE AND CLOSING COSTS TO BE PAID BY BUYER.

BUYER ACKNOWLEDGES HAVING INSPECTED THE SAID PROPERTY PRIOR TO THE TIME OF SIGNING THIS PURCHASE CONTRACT. BUYER FURTHER AC KNOWLEDGES HIS ACCEPTANCE OF THE EXCEPTIONS TO TITLE OF THE PROPERTY AS SET FORTH IN THE TITLE REPORT.

REMARKS: _____

THIS AGREEMENT IS HEREBY EXECUTED ON THIS DATE: _____

BUYER: _____ **SELLER:** _____

BUYER: _____ **SELLER:** _____

This Document is the Authors opinion only and should be edited by an Escrow Company or a Real Estate Attorney.