



# CANCELLATION AND MUTUAL RELEASE AGREEMENT

1 **SELLER:** \_\_\_\_\_

2 **BUYER:** \_\_\_\_\_

3 **PROPERTY:** \_\_\_\_\_

4 The undersigned BUYER and SELLER hereby agree that the Contract for the sale and purchase of the Property  
5 dated \_\_\_\_\_ is hereby cancelled. The parties hereby release all of their rights and interest in the  
6 Contract.

8 BUYER and SELLER release any Escrow Agent, Listing Broker and its licensees, Selling Broker and its licensees,  
9 and any other party holding Earnest Money and Additional Deposits (if applicable) from all liability after disbursement  
10 in accordance with this Cancellation.

12 BUYER and SELLER agree that the Earnest Money and Additional Deposits in the amount of  
13 \$\_\_\_\_\_ are to be disbursed as follows (check appropriate box):

15  Funds will be issued:

17 Payable to BUYER in the amount of \$\_\_\_\_\_ (\$0 if left blank).

18  Mail  Pick Up  Electronic Transfer

19 Address: \_\_\_\_\_

21 Payable to SELLER in the amount of \$\_\_\_\_\_ (\$0 if left blank).

22  Mail  Pick Up  Electronic Transfer

23 Address: \_\_\_\_\_

25 Payable to \_\_\_\_\_ in the amount of \$\_\_\_\_\_ (\$0 if left blank).

26  Mail  Pick Up  Electronic Transfer

27 Address: \_\_\_\_\_

29 Payable to \_\_\_\_\_ in the amount of \$\_\_\_\_\_ (\$0 if left blank).

30  Mail  Pick Up  Electronic Transfer

31 Address: \_\_\_\_\_

33  No funds will be disbursed. Reason: \_\_\_\_\_

35  Other Terms and Conditions: \_\_\_\_\_

39 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL  
40 PARTIES, THIS DOCUMENT BECOMES LEGALLY BINDING. IF NOT UNDERSTOOD,  
41 CONSULT AN ATTORNEY BEFORE SIGNING.**

44 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

48 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

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