



CANCELLATION AND MUTUAL RELEASE AGREEMENT

1 **SELLER:** _____

2 **BUYER:** _____

3 **PROPERTY:** _____

4

5 THE UNDERSIGNED SELLER and BUYER agree that the Contract for the sale and purchase
6 of the

7

8 Property located at: _____
9 Street Address City State Zip

10

11 with an Effective Date of _____, is cancelled and the parties release all of
12 their rights and interest in the Contract. SELLER and BUYER authorize Escrow Agent, Listing
13 Broker or other party holding Earnest Money(s) to disburse the Earnest Money(s) and additional
14 Deposit(s) \$ _____ as follows:

15

16 \$ _____ to Buyer Mail Pick Up

17 \$ _____ to Seller Mail Pick Up

18 \$ _____ to _____

19 \$ _____ to _____

20

21 SELLER and BUYER release Escrow Agent, Listing Broker and their licensees, Selling Broker
22 and their licensees, and/or other party holding Earnest Money(s) and additional Deposit(s) from
23 any and all liability for disbursing the Earnest Money(s) and additional Deposit(s).

24

25 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL**
26 **PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
27 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

28

29

30 **SELLER** _____ **DATE** _____ **BUYER** _____ **DATE** _____

31

32

33 **SELLER** _____ **DATE** _____ **BUYER** _____ **DATE** _____

34

35

36 MAILING ADDRESS _____ MAILING ADDRESS _____

37

38

39 CITY, STATE, ZIP _____ CITY, STATE, ZIP _____

40

41

42 PHONE _____ PHONE _____

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