

Resolution of Earnest Money Dispute (Mutual Release)

BUYER: _____

BUYER'S BROKERAGE: _____

SELLER: _____

SELLER'S BROKERAGE: _____

PROPERTY: _____ **CITY** _____ **COUNTY** _____ **UTAH, ZIP** _____

1. MUTUAL RELEASE. Buyer and Seller acknowledge that the Real Estate Purchase Contract (REPC) with an *Offer Reference Date* of _____ entered into between Buyer and Seller for the purchase and sale of the above-referenced Property is cancelled. Seller, Seller's Brokerage, Buyer and Buyer's Brokerage, and their respective owners, brokers and agents, do hereby mutually release each other from all obligations, claims, liability, and demands arising out of the REPC (including any and all addenda, counteroffers, and exhibits). The Earnest Money Deposit in this transaction is being held by: Buyer's Brokerage; Seller's Brokerage; Title Company (Name): _____; Other (Describe): _____. The above-described person/company holding the Earnest Money Deposit is authorized and directed to disburse the Earnest Money Deposit of \$ _____ as follows:

- \$ _____ to Seller;
- \$ _____ to Buyer;
- \$ _____ to Other (describe) _____

2. ADDITIONAL TERMS. There ARE ARE NOT exhibits/addenda attached to this Resolution of Earnest Money Dispute.

3. COMPLETE AGREEMENT. This Resolution of Earnest Money Dispute, together with any attached exhibits/addenda, constitutes the entire agreement between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties.

4. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Resolution of Earnest Money Dispute shall be the same as the delivery of an original. This Resolution of Earnest Money Dispute may be executed in counterparts.

THE UNDERSIGNED agree to the above terms.

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller's Brokerage		Buyer's Brokerage	
Principal/Branch Broker	Date	Principal/Branch Broker	Date

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