

Earnest Money Dispute Resolution Addendum

Effective 4-7-2009

Reference - Ohio Revised Code 4735.24

This Addendum replaces any and all language of the attached contract pertaining to Earnest Money Dispute Resolution.

In the event of a dispute between the seller and purchaser regarding the disbursement of the earnest money, the broker is required by Ohio law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the earnest money is to be disbursed or (b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the earnest money to the purchaser with no further notice to the seller.

Property Address _____

X _____
Seller Date

X _____
Seller Date

X _____
Buyer Date

X _____
Buyer Date

