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RELEASE FROM CONTRACT TO PURCHASE

for use only by Members of the
CINCINNATI AREA BOARD OF REALTORS®, INC.
Approved by Board Legal Counsel
(If not understood, seek legal advise. For real
estate advice, consult your REALTOR®.)

This agreement executed at _____ (City/State) by and between _____, _____("Seller") and _____, _____ ("Buyer") constitutes a release from the Contract to Purchase dated _____ , _____ for the Real Estate located at _____ _____ .

Whereas, certain conditions and contingencies specified in the Contract have not been satisfied or waived and may not be satisfied or waived; and

Whereas, it is the desire and intent of the parties to release each other and the Real Estate Broker(s) from any and all obligations, rights and privileges arising out of the Contract.

1. Each party does hereby release each other party, _____ (listing REALTOR® firm) and _____ (cooperating REALTOR® firm), their agents and employees, from any and all claims and demands whatsoever of any nature, kind or description, arising out of or connected with, directly and indirectly, the Contract and the same is hereby agreed to be null, void and of no effect.

2. The earnest money deposit of _____ Dollars ($ _____) shall be distributed as follows:

To the Seller $ _____ To the Listing Broker $ _____

To the Buyer $ _____ To the Co-op Broker $ _____

The parties have executed this release the day and year below stated:

_____ _____
Date Seller

_____
Seller

_____ _____
Date Buyer

_____
Buyer

_____ _____
Date Listing Broker/Manager; Firm

_____
Co-op Broker/Manager; Firm