



AMERICAN NATIONAL

Title Insurance Corporation

STRICT JOINT ORDER ESCROW INSTRUCTIONS

Open Date: _____ Expected Release Date: _____ Escrow Number: _____

Deposit Amount: \$ _____ Purpose: _____ Earnest Money _____ Repairs _____
 Document(s) Held: _____ Tax Escrow _____ Other: _____

The above is hereby deposited with American National Title Insurance Corporation; as Escrowee (hereinafter referred to as the Escrowee) pursuant to this Strict Joint Escrow Agreement (hereinafter referred to as the Agreement). Said deposit shall be released and delivered by the Escrowee only upon the joint written order of the undersigned or their respective legal representatives or assigns.

Escrowee is hereby expressly authorized to disregard, in its sole discretion, any and all notices or warnings given by any other person or corporation, but the Escrowee is hereby expressly authorized to regard and to comply with and obey any and all order, judgments or decrees entered or issued by any court with or without jurisdiction, and in case the Escrowee obeys or complies with any such order, judgment or decree of any court it shall not be liable to any party hereto or any other person, firm or corporation by reason of such compliance, notwithstanding any such order, judgment or decree being entered without jurisdiction or being subsequently reversed, modified, annulled, set aside or vacated. In case of any suit or proceeding regarding the Agreement, to which the Escrowee is or may at any time become a party, it shall have a lien on the contents hereof for any and all costs, and reasonable attorneys' fees, whether such attorneys shall be regularly retained or specially employed, and any other expenses which it may have incurred or become liable for on account thereof, and it shall be entitled to reimburse itself therefore out of said deposit, and the undersigned agree to pay the Escrowee upon demand all such costs, fees and expenses so incurred, to the extent the funds deposited hereunder shall be insufficient to allow for such reimbursement.

In no case shall the above mentioned deposits be surrendered except on an order signed by the parties hereto, their respective legal representatives or assigns or order of court as aforesaid.

Interest, income or other benefits, if any, earned or derived from the funds deposited shall belong to the Escrowee. The Escrowee may deposit all funds received hereunder to one or more of its general accounts. The Escrowee shall be under no duty to invest or reinvest any funds, at any time, held by it pursuant to the terms of the Agreement.

Unless otherwise tendered, the Escrowee is authorized to pay an Escrow Fee in the amount of \$300.00 and thereafter a Maintenance Fee in the amount of \$200.00 (charged per annum beginning one year following the date of the Agreement) from the funds deposited in this escrow. The Escrowee also reserves the right to add applicable administration fees at its discretion.

Purchaser:
 Signed: _____
 Print name: _____
 Address: _____

 Email: _____
 Primary Phone: _____
 Alternate Phone: _____
 Primary Contact (if other than above): _____

Seller:

 Print name: _____
 Address: _____

 Email: _____
 Primary Phone: _____
 Alternate Phone: _____

Accepted: _____, Escrowee By: _____

AUTHORIZATION TO RELEASE ESCROW FUNDS

Date: _____ Escrow Number: _____

Property Address:

To:

[] Please accept this as authorization to release the funds held in the above mentioned escrow. You are hereby directed to issue funds, less any applicable fees, payable and delivered as follows:

Payee: _____

Payee: _____

Address: _____

Address: _____

Amount: \$ _____

Amount: \$ _____

Closing File Number: _____

Closing Date: _____

Purchaser:

Seller:

Signed: _____

Signed: _____

Print Name: _____

Print Name: _____