

****EARNEST MONEY DEPOSIT AGREEMENT TEMPLATE****

****This Earnest Money Deposit Agreement ("Agreement") is made and entered into as of [Date], by and between:****

****Seller:****

[Seller's Full Name]
[Seller's Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

****Buyer:****

[Buyer's Full Name]
[Buyer's Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

****Property Address:****

[Property Address]
[City, State, Zip Code]

****1. Amount of Earnest Money Deposit:****

The Buyer agrees to deposit the sum of \$[Amount] as earnest money (the "Deposit").

****2. Date of Deposit:****

The Deposit shall be paid to [Escrow Agent/Title Company Name] no later than [Deposit Due Date].

****3. Purpose of Deposit:****

The Deposit shall serve to demonstrate the Buyer's seriousness in purchasing the Property and will be applied towards the purchase price at closing.

****4. Conditions for Refund:****

The Deposit shall be refundable under the following conditions:

- a. If the Buyer and Seller do not enter into a Purchase Agreement by [Specific Date].
- b. If the Purchase Agreement is terminated for acceptable reasons as defined in the Purchase Agreement.

****5. Default:****

In the event of default by the Buyer, the Seller shall be entitled to retain the Deposit as liquidated damages.

****6. Governing Law:****

This Agreement shall be governed by and construed in accordance with the laws of the State of [State].

****IN WITNESS WHEREOF, the parties have executed this Earnest Money Deposit Agreement as of the date first written above.****

[Seller's Signature]
[Date]

[Buyer's Signature]
[Date]

[Escrow Agent/Title Company Signature]
[Date]