CIMARRON ESCROW
EXPERIENCE HARMONY

17290 Jasmine Street, Suite 104
Victorville, CA 92395

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CIMARRON ESCROW INC. IS LICENSED BY THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION, LICENSE NUMBER 963-1365

Supplemental Escrow Instructions

CEI SERVICES

Escrow No.: SAMPLE
Date: SAMPLE

SAMPLE

We, the undersigned, hand you a copy of the Residential Purchase Agreement and Joint Escrow Instructions (and Receipt for Deposit) dated including ___ Counter Offers and ___ Addendums (original(s) of which has/have been executed by all parties and retained by broker). Your duties and responsibilities are limited to those paragraphs specified in paragraph 20, of the original deposit receipt.

Buyer has handed CIMARRON ESCROW INC.
initial deposit in the amount of $0,000.00
Prior to close of escrow, buyer will deposit an additional amount of.....$00,000.00
Buyer herein to obtain a new first trust deed in the amount of.....$00,000.00

Total Consideration **$000,000.00**

Notwithstanding any other provisions in these escrow instructions and in addition to other fees and costs to which you may be entitled, the parties, jointly and severally, agree that if this escrow is not consummated within ninety (90) days of the date set for closing, you are instructed to, and without further instructions, withhold your escrow hold open fee of $50.00 per month from the funds on deposit with you regardless of who deposited such funds. The parties irrevocably instruct you to automatically cancel this file without further instructions when all funds on deposit have been disbursed.

I/We will deliver to you any instruments which this escrow requires, fully executed, all of which you are instructed to use provided that on or before you hold a policy of title insurance issued by with a liability of **$00,000.00** covering property:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

SAMPLE

APN: 0452-251-08

SELLER STATES THAT THE PROPERTY ADDRESS IS: CARMER ROAD, Lucerne Valley, CA 92356

TITLE POLICY TO SHOW TITLE VESTED IN: Buyer

FREE FROM ENCUMBRANCES EXCEPT:

(1) General and special Taxes for the fiscal year 2026 and 2027 , including bonds, special assessments, assessed against former owner, and/or supplemental taxes assessed pursuant to the provisions of Chapter 498, Statutes of the State of California. (Change of Ownership will affect the taxes to be paid. A Supplemental Tax Bill will be issued and BUYER accepts all responsibility for all additional taxes due because of said reassessment. TAX BILLS ISSUED AFTER THE CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYERS AND

SELLERS.)

(2) Covenants, conditions, restrictions, reservations, rights, rights of way, and easements, and any oil, gas, or mineral reservations now of record, if any.

(3) **FINANCE**: This Escrow is subject to and contingent upon Buyer and Property qualifying for and Buyer obtaining a new first trust deed loan as evidenced by the described Trust Deed:

First Deed of Trust to file, and note secured thereby in the amount of $To Be Determined in favor of To Be Determined as per their terms, to be obtained by buyer at buyer's expense. Said loan to be at the best prevailing rate and terms. Buyer's signature on said documents shall be indication of their approval of all terms and conditions contained therein and Escrow Holder's authorization for the use of same.

INSTRUCTIONS:

AS A MATTER OF RECORD ONLY WITH WHICH ESCROW HOLDER HAS NO DUTY AND/OR RESPONSIBILITY NOR LIABILITY:

Condition of Property: Buyer and Seller herein agree the property is being sold in “As Is” condition. The Buyer's have made a personal inspection of the subject property and are purchasing same in its present condition, on their own responsibility and not on the representation of the Seller. Escrow Holder and Seller, are hereby relieved from any liability and/or responsibility as to the present condition of said property.

ESCROW HOLDER IS AUTHORIZED AND INSTRUCTED TO PROCEED WITH CLOSE OF ESCROW WITHOUT ANY REGARD TO THE CONDITION OF PROPERTY STATEMENT.

NEW LOAN COSTS: Buyer to pay all new lender costs including but not limited to interim interest, initial impounds, if any, and sufficient funds to pay first year fire insurance premiums.

LENDERS REQUIREMENTS: Buyer and Seller to comply with new lender requirements.

PEST CONTROL REPORT: Seller herein to provide escrow holder with a current structural pest control report and clearance by State licensed operator and to pay the cost of said report and any work required in Section 1 of said report from proceeds due Seller at the close of escrow. Buyer is to be responsible for Section 2 items of said report.

HOME WARRANTY: Seller will furnish a one (1) year home protection plan policy, through Old Republic Home Protection, naming Buyer as insured. From Seller's funds, at close of escrow, Escrow Holder is instructed to pay for said policy at the cost not exceed $590.00. Should the cost of the policy exceed the said amount, Escrow Holder is instructed to charge the difference to Buyer's account.

HEALTH AUTHORITY REPORT: Seller herein to provide escrow holder with a current health authority (septic) report, including pumping if required for certification, by state licensed operator and to pay the cost of said report and any work required from proceeds at the close of escrow.

INSURANCE: Buyer to hand escrow holder new hazard insurance coverage that will meet new lenders requirements and pay the premium for same.

ESCROW HOLDER IS HEREBY INSTRUCTED TO: debit the buyer with a Transaction Cooridnator fee of $000.00 payable to (TBD) at the close of escrow.

CLOSING FUNDS: Each party acknowledges that the close of escrow is conditioned on check clearances. Funds to close must be in the form of a Cashier's Check drawn on a bank with clearing house in the State of California OR a wire transfer to CIMARRON ESCROW INC. Trust Account, and be deposited at least (2) two business days prior to recording of documents.

1099 FORM: If required by law, the seller shall hand to Escrow Holder an IRS 1099 gross proceeds report, which you are to forward to the IRS in accordance with the law, and a copy thereof is to be delivered to the seller at the close of escrow. This is NOT in lieu of any tax withholding which may become applicable under FIRPTA. ESCROW HOLDER IS

SAMPLE SAMPLE SAMPLE

AUTHORIZED AND INSTRUCTED TO INSERT BUYER'S PART OF REAL ESTATE TAX PAID, OVER THE SIGNATURE OF THE SELLER, ON SAID 1099, AT THE CLOSE OF ESCROW WITHOUT ANY LIABILITY ON THE PART OF ESCROW HOLDER FOR SO DOING.

SAMPLE

IN THE EVENT EITHER PARTY REQUESTS CANCELLATION OF THIS ESCROW AT ANY TIME, ALL PARTIES ARE AWARE THAT THIS ESCROW WILL NOT BE CONSIDERED CANCELLED, AND NO FUNDS WILL BE DISBURSED UNTIL ESCROW HOLDER HAS RECEIVED MUTUALLY SIGNED CANCELLATION INSTRUCTIONS FROM BUYERS AND SELLERS.

PRORATIONS: Prorate as of Close of Escrow

- Real Property taxes based on latest tax bill or on amount furnished by title company.
- Rents based on principals-approved rent statement delivered to escrow. Any deposits shall be credited to buyer and charged to seller.
- Homeowners Association dues.

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THE FOLLOWING IS INTENDED TO AMEND RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS IN THE FOLLOWING PARTICULARS ONLY:

Escrow holder shall have no duty and/or responsibility regarding Item #14 A, B, C, or D of the Residential Purchase Agreement and Joint Escrow Instructions except as it pertains to preliminary title report approval.

PERSONAL PROPERTY: Item 3P of the *RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS, (AND RECEIPT FOR DEPOSIT)* to now read as: The following items of personal property, free of liens and without Seller warranty are included in the purchase price at no additional monetary value: *Per Contract* **.**

BUYERS VESTING: Escrow holder is authorized and instructed to vest buyers title in this escrow as per the buyers completed "Vesting Worksheet". All parties authorize and instruct escrow holder to place buyers vesting on any previously executed documents accordingly, without further approval.

SAMPLE

PRELIMINARY TITLE REPORT: Close of escrow is subject to buyer's written approval of the Preliminary Title Report according to the Real Estate Purchase Agreement and Joint Escrow Instructions. Deposit of this written approval into escrow will be deemed the removal of this contingency.

NATURAL HAZARD DISCLOSURE REPORT & TAX/SPECIAL ASSESSMENT REPORT(S) (if any): Close of escrow is subject to the receipt by Escrow Holder of an acknowledgement by Seller, Buyer and Real Estate Agent(s) that they have received and reviewed the Natural Hazard Disclosure Report and Tax/Special Assessment Report(s) (if any) issued by TBD. Escrow Holder has no duty or responsibility regarding the Natural Hazard Disclosure Report and Tax/Special Assessment Report(s) (if any) content and is not liable for any information contained therein. The sole duty of the escrow holder is to obtain said reports, send them to the appropriate parties by normal and customary conveyance and receive the acknowledgement of receipt by appropriate parties. Escrow Holder is instructed to debit the **SELLER** at the close of escrow for said report.

THIS ENDS THE AMENDED PORTION OF RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

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THESE ESCROW INSTRUCTIONS ARE NOT INTENDED TO SUPERSEDE THE REAL ESTATE PURCHASE CONTRACT AND RECEIPT FOR DEPOSIT, BUT TO CARRY OUT ITS TERMS AND CONDITIONS IN CONSUMMATING THE PURCHASE AND SALE, EXCEPT AS MAY BE AMENDED OR MODIFIED BY THE MUTUAL WRITTEN INSTRUCTIONS OF THE PARTIES.

SAMPLE

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW, SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY

OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

SAMPLE

Pursuant to the Tax Reform Act of 1986, the seller must provide the IRS with the necessary information concerning this transaction, as required by law.

CAL-FIRPTA: In the event Franchise Tax Board withholding is required, pursuant to California Revenue and Taxation Code Section 18662, Buyer(s) herein direct Escrow Holder to withhold same from funds due Seller and remit with form(s) 593-B to the Franchise Tax Board, at close of escrow. Escrow holder shall charge a fee of $45.00 for each Form 593-B processed, as applicable.

Pursuant to Section 1445 of the Internal Revenue Code a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person.

GENERAL PROVISIONS

The parties to this escrow are made aware that Escrow Holder has no obligation to verify signatures of any of the parties involved.

You shall not be responsible for the following: (1) the sufficiency or correctness as to form, manner of execution or validity of any documents deposited in this escrow: (2) the identity, authority, or right of any person executing the same, either as to documents of record or those handled in the escrow: or (3) the failure of any party to comply with any of the provisions of any agreement, contract or other instrument filed or deposited in this escrow or referred to in those escrow instructions. Your duties shall be limited to the safekeeping of money and documents received by you as Escrow Holder and for the disposition in compliance with the written instructions accepted by you in this escrow. You shall not be required to take any action regarding the collection, maturity, or apparent outlaw of any obligations deposited with you unless otherwise instruction in writing.

SAMPLE

DISBURSEMENTS: All disbursements shall be made by your check or wire transfer if requested in writing. All funds received in this escrow shall be deposited in one or more of your general escrow accounts with any bank doing business in the State of California and may be transferred to any other general escrow account or accounts.

CLOSE OF ESCROW: The expression “close of escrow” means the date on which instruments referred to herein are filed of record. All adjustments are to be made on the basis of a 30 day month.

RECORDATION: The parties authorize the recordation of any instrument delivered through this escrow if necessary or proper for the issuance of the required policy of title insurance or for the closing of this escrow. Funds, instructions or instruments received in this escrow may be delivered to, or deposited with any title insurance company or title company to comply with the terms and conditions of this escrow.

AUTHORIZATION TO RELEASE INFORMATION: You are to furnish a copy of these instructions, amendments thereto, closing statements and/or any other documents deposited in this escrow to the lender or lenders, the real estate brokers and/or attorney or attorneys involved in this transaction upon request of such lenders, brokers or attorneys.

REPRESENTATIONS: The parties acknowledge and understand that you, as Escrow Holder, are not authorized to practice the law not do you give financial advice. The parties are advised to seek legal and financial counsel and advice concerning the effect of these escrow instructions. The parties acknowledge that no representations are made by you about the legal sufficiency, legal consequences, financial effects or tax consequences of the within escrow transaction. Escrow holder has not made any investigation, representation or assurance whatsoever regarding the compliance of this transaction with any securities, usury, if any, whether new or of record, encumbrance, or other laws of the United States or the State in which the transaction is consummated.

SAMPLE

SUFFICIENCY OR CORRECTNESS: The parties to this escrow are made aware that Escrow Holder has no obligation to verify signatures of any of the parties involved.

You shall not be responsible for the following: (1) the sufficiency or correctness as to form, forgery, manner of execution or validity of any documents deposited in this escrow: (2) the identity. authority, or right of any person executing the same, either as to documents of record or those handled in the escrow: or (3) the failure of any party to comply with any of the

SAMPLE

provisions of any agreement, contract or other instrument filed or deposited in this escrow or referred to in those escrow instructions. Your duties shall be limited to the safekeeping of money and documents received by you as Escrow Holder and for the disposition in compliance with the written instructions accepted by you in this escrow. You shall not be required to take any action regarding the collection or maturity of any obligations deposited with you unless otherwise instructed in writing.

AUTHORITY OF BUSINESS ENTITY: As to any corporation, partnership or other entity which may be a party hereto, it shall be conclusively presumed that any document executed by an officer or general partner of such entity was made upon due, full, legal and complete authority of the governing body of such entity, and you shall have no responsibility to independently investigate or verify such authority.

RESPONSIBILITIES OF ESCROW HOLDER: The parties agree that you have the responsibilities of an Escrow Holder only and there are no legal relationships established in the terms and conditions of the escrow instructions. In connection with this escrow: (1) You shall have no duty or responsibility of notifying any of the parties to this escrow of any sale, resale, loan, exchange or other transaction involving any of the subject real property or personal property; (2) You shall have no responsibility or duty to disclose any benefit, including, but not limited to financial gain, realized by any person, firm or corporation involving any of the subject real property or personal property; and (3) You shall have no responsibility or duty to disclose any profit realized by any person, firm or corporation including, but not limited to, any real estate broker, real estate sales agent and/or a party to any other escrow, in connection therewith, although such other transaction may be handled by you in this escrow or in another escrow transaction.

PAYMENT OF FEES AND CHARGES: It is understood that the fees to be paid for your services are for ordinary and usual services only and should there be any extraordinary or unusual services rendered by you, the undersigned agree to pay reasonable compensation to you for such extraordinary or unusual services, together with any costs and expenses which may be incurred by you in connection with same. Upon the close of escrow you may retain, on your own behalf, your charges, costs and fees and charge the same in your accounting system against the person responsible therefore.

SAMPLE

TIME IS THE ESSENCE: Time is declared to be the essence of these instructions. If the conditions of this escrow have not been complied with at the time herein provided, you are nevertheless to complete the same as soon as the conditions (except as to time) have been complied with, unless any party shall have made written demand not to do so. The parties agree to deliver to you all documents, instruments, escrow instructions and funds required to process and close this escrow in accordance with its terms. If the date by which Buyer's or Seller's performances are due shall be other than your regular business day, such performances shall be due on your next succeeding business day, except Saturday.

PARTIES SHALL COOPERATE: The parties shall cooperate with you in carrying out the escrow instructions they deposit with you and completing this escrow. The parties shall deposit into escrow, upon request, any additional funds, instruments, instructions, documents, authorizations, or other items that are necessary to enable you to comply with demands made on you by third parties to secure policies of title insurance, or to otherwise carry out the terms of their instructions and close this escrow. If conflicting demands or notices are made or served upon you or any controversy arises between the parties or with any third person arising out of or relating to this escrow, you shall have the absolute right to withhold and stop all further proceedings in and in performance of, this escrow until you receive written notification satisfactory to you of the settlement of the controversy by written agreement of the parties, or by the final order or judgment of a court of competent jurisdiction.

All of the parties to this escrow, jointly and severally, promise to pay promptly on demand, as well as to indemnify you and to hold you harmless from and against all administrative governmental investigations, audit and legal fees, litigation and interpleader costs, damages, judgments, attorneys' fees, arbitration costs and fees, expenses, obligations and liabilities of every kind (collectively "costs") which in good faith you may incur or suffer in connection with or arising out of this escrow, whether said costs arise during the performance of or subsequent to this escrow, directly or indirectly, and whether at trial, or on appeal, in administrative action, or in an arbitration. You are given a lien upon all the rights, titles and interests of the parties and all escrow papers and other property and monies deposited into this escrow to protect your rights and to indemnify and reimburse you. If the parties do not pay any fees, costs or expenses due you under the escrow instructions or do not pay for costs and attorneys' fees incurred in any litigation, administrative action and/or arbitration, on demand, they each agree to pay a reasonable fee for any attorney services which may be required to collect such fees or expenses, which attorneys' fees are incurred before trial, on appeal or in arbitration.

SAMPLE

WRITTEN NOTICE: All notices, demands and instructions must be in writing. No notice, demand, instruction, amendment, supplement or modification of these escrow instructions shall be of any effect in this escrow until delivered in writing to

you and mutually executed by all parties. All parties understand that money and/or instruments deposited cannot be returned without written mutual instructions.

SAMPLE

Any purported oral instruction, amendment, supplement, modification, notice or demand deposited with you by the parties or either of them shall be ineffective and invalid. You are to be concerned only with the directives expressly set forth in the escrow instructions, supplements and amendments thereto, and are not to be concerned with nor liable for items designated as “memorandum items” in the escrow instructions. These escrow instructions may be executed in counterparts, each of which shall be deemed an original regardless of the date of its execution and delivery. All such counterparts together shall constitute the same document.

FACSIMILE SIGNATURES: In the event any party to this transaction utilizes facsimile transmitted signed documents, escrow holder is authorized to rely upon such documents as if they bore original signatures. Notwithstanding the foregoing, any escrow instructions pertaining to a pre-release of funds from escrow shall not be effective until escrow holder receives original signatures from all parties (and escrow holder, at its sole discretion may further require a notary acknowledgement on such instructions). All parties signatures hereon constitute their knowledge and understanding that facsimile signatures are not acceptable for documents required to be recorded.

FUNDS DEPOSITED BY SUB-ESCROW AGENT: If it is necessary, proper or convenient for the consummation of this escrow, you are authorized to deposit or have deposited funds or documents, or both, handed you under these escrow instructions with any duly authorized sub-escrow agent, including, but not limited to any bank, trust company, title insurance company, title company, savings and loan association, or licensed escrow agent, subject to your order at or before close of escrow in connection with closing this escrow. Any such deposit shall be deemed a deposit under the meaning of these escrow instructions.

SAMPLE

AFFECTS ON LAND OR IMPROVEMENTS: The parties to this escrow have satisfied themselves outside of escrow that the transaction covered by this escrow is not in violation of the Subdivision Map Act or any law regulating land division, zoning ordinances or building restrictions which may affect the land or improvements that are the subject of this escrow. You, as escrow holder, are relieved of all responsibility and liability in connection with such laws, ordinances, restrictions or regulations and are not to be concerned with any of their enforcement.

PHYSICAL INSPECTION: You shall make no physical inspection of the real property or personal property described in any instruments deposited in, or which is the subject of this escrow. You have made no representations or warranties concerning any such real property or personal property and are not to be concerned with nor liable for the condition of real property or personal property.

DISCLOSURES: You are not to be concerned with nor liable for giving of any disclosures required by Federal or State Law, exclusively, RESPA (Real Estate Settlement Procedures Act), Regulation Z (Truth in Lending disclosures) or any warranties, expressed or implied.

The parties agree to release you from any and all liability of any kind or nature and to indemnify you from any loss, damages, or costs of any kind or nature resulting from or related to the release or discharge of hazardous or toxic wastes on the subject property whether it occurred in the past or present or may occur in the future which release or discharge is in violation of law, in excess of any state and federal standards, permit requirements and/or disclosure requirements existing at this time or which may exist at a future time. The parties represent that they made their own assessment of the condition of the subject property and have not relied on any of your representations in making the assessment. The parties are advised to seek independent legal and technical environmental expert advice in assessing the risks associated with potential hazardous or toxic wastes.

FORMS: You are to use your usual document forms or the usual forms of any title insurance company or title company and according to our instructions insert dates and terms on the instruments if incomplete when executed.

SAMPLE

VALIDITY OF DEMANDS AND STATEMENTS: You are instructed to provide title to the subject real property in the condition identified in the escrow instructions by the parties. You are not responsible for the contents or accuracy of any beneficiary demands and/or beneficiary statements delivered to you by the existing lien holders. The parties expressly indemnify and hold you harmless against third-party claims for any fees, costs or expenses where you have acted in good faith, with reasonable care and prudence and/or in compliance with these escrow instructions. You are not required to submit any such beneficiary statements and/or demands to the parties for approval before the close of escrow unless expressly instructed to do so in writing. Should the parties desire to pre-approve any such beneficiary statement and/or

SAMPLE

demand, the parties requesting the same shall deliver separate and specific written escrow instructions to you.

LOAN DOCUMENTS: You are not to be responsible in any way whatsoever nor to be concerned with the terms of any new loan or the content of any loan documents obtained by any party in connection with this escrow except to order such loan documents into the escrow file, transmit the loan documents to Buyer for execution and transmit the executed loan documents to lender. The parties understand and agree that you are not involved nor concerned with the approval and/or processing of any or the contents and effect of loan documents prepared by a lender.

EFFECT OF EXECUTION: The signature(s) of the undersigned hereon and on any document(s) and instrument(s) pertaining to this escrow indicate(s) their unconditional acceptance of the same and constitutes acknowledgment of their receipt of a copy of the same.

CANCELLATION: Should demand be made upon you, you may withhold and stop all further proceedings in this escrow without liability for interest on funds held or for damages until mutual cancellation instructions signed by all parties shall have been deposited with you. The parties, jointly and severally, agree that if this escrow cancels or is otherwise terminated and not closed, the parties shall pay for any costs and expenses which you have incurred or have become obligated for under these escrow instructions, including, but not limited to, attorneys' fees, arbitration fees and costs and reasonable escrow fees for the services rendered by you. The parties agree that such costs and expenses shall be paid and deposited in escrow before any cancellation or other termination of this escrow is effective. The parties agree that said charges for expenses, costs and fees may be apportioned between Buyer and Seller in a manner agreed upon by the parties. Upon receipt of mutual cancellation instructions or a final order or judgment of a court of competent jurisdiction with accompanying writs of execution, levies or garnishments, you are instructed to disburse the escrow funds and instruments in accordance with such cancellation instructions, order or judgment and accompanying writ and this escrow shall, without further notice be considered terminated and cancelled.

SAMPLE

Notwithstanding any other provisions in these escrow instructions and in addition to other fees and costs to which you may be entitled, the parties, jointly and severally, agree that if this escrow is not consummated within ninety (90) days of the date set for closing, you are instructed to, and without further instructions, withhold your escrow hold open fee of $50.00 per month from the funds on deposit with you regardless of who deposited such funds. The parties, jointly and severally, further agree that if you are, for any reason, required to hold funds after close of escrow, you are instructed to, and without further instructions, withhold an escrow fee of $50.00 per month from the funds on deposit with you regardless of who deposited such funds. The parties irrevocably instruct you to automatically cancel this file without further instructions when all funds on deposit have been disbursed.

DISHONORED CHECKS: If any check submitted to you is dishonored upon presentment for payment, you are authorized to notify all parties to the written escrow, their respective real estate brokers and real estate agents and any other person or entity you deem in your sole discretion necessary to notify.

GENDER: In these escrow instructions, wherever the context so requires, the masculine gender includes the feminine and/or neuter and the singular number includes the plural.

DISPOSAL OF MATERIALS: You are authorized to destroy or otherwise dispose of any and all documents, papers escrow instructions, correspondence and records or other materials constituting or pertaining to this escrow at any time after five (5) years from the date of: (1) the close of escrow: (2) the date of cancellation: or (3) the date of the last activity without liability and without further notice to the parties.

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I hereby agree to pay any charges including but not limited to; escrow fee and charges as stated in Residential Purchase Agreement and Joint Instructions, additional escrow processing charges, recording fee, any documents necessary on my part, and any advances and expenses that are properly chargeable to me regardless of the consummation of this escrow. At close of escrow you are to mail all documents, etc., to the persons entitled thereto.

SAMPLE

I/We understand funds required to be deposited by the Buyer/Seller prior to close of escrow for closing costs, down payment and/or deficiency in funds MUST BE IN THE FORM OF A CASHIERS CHECK/CERTIFIED CHECK DRAWN ON A CALIFORNIA BANK and deposited into the escrow trust account or wired to and deposited in the escrow trust account no later than one business day prior to the closing. In the event a personal check is deposited, escrow closing may be delayed until verification of check clearance can be obtained by escrow

Date: Escrow No.:

holder. CASH CANNOT BE ACCEPTED.

SAMPLE

WIRE INSTRUCTIONS FOR YOUR CONVENIENCE:

WIRE TO: Cimarron Escrow, Inc. PAYABLE TO: Cimarron Escrow, Inc.

ACCOUNT NO.: SAMPLE CREDIT TO ESCROW NO: SAMPLE

ROUTING NO.: SAMPLE

BUYER(S):

_____
Buyer

I agree to pay any personal property taxes properly chargeable to me. You are instructed to use the money and record the instruments to comply with said instructions and to pay all encumbrances of record necessary including prepayment penalties without further approval. I agree to pay all charges and escrow fee as stated in the Residential Purchase Agreement and Joint Escrow instructions, additional escrow processing fees, drawing of documents, wire fee, overnight mail and such other charges which are advanced for my account regardless of the consummation of this escrow.

SAMPLE

At the close of this transaction you are instructed to pay real estate commission as per separate instructions.

SELLER(S):

_____
Seller

At the close of escrow you are to mail your check and any documents to which I am entitled to address you are handed prior to close of escrow.

- - END OF INSTRUCTIONS - -

SAMPLE