



MUTUAL CANCELLATION AGREEMENT
(Not to be attached to any Contract other than the Multi-Board 6.1)



1 With reference to the Real Estate Contract dated _____, 20 ____ for the sale
 2 of the Real Estate commonly known as _____,
 3 entered into by _____, Seller and _____, Buyer,
 4 by reason of: *[check one]*
 5 Inability to satisfy contingency provided for in Paragraph # _____.
 6 Inability to secure an extension of the time/date provided for in Paragraph # _____.
 7 Other _____.

8 It is hereby agreed by and between the Parties that **the Contract is null and void. Escrowee is**
 9 **hereby authorized and directed to disburse the Earnest Money as follows:**

10 \$ _____ to Buyer, \$ _____ to Seller.

11 _____	Date	_____	Date
12 Buyer Signature		Seller Signature	

13 _____	Date	_____	Date
14 Buyer Signature		Seller Signature	

15 **NOTE: Disbursement of the Earnest Money is subject to the written direction of the Seller**
 16 **and Buyer only or as otherwise provided by law and not upon the oral or written direction of**
 17 **any of the real estate professionals involved in the transaction.**

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