

ESCROW AGREEMENT FOR HOLDING FUNDS FOR BILLS

TO: ACCESS TITLE COMPANY (608)723-5600

FROM: _____

RE: FILE NO. _____

Property Address: _____

The undersigned depositor hereby deposits, in escrow, the sum of \$_____, of which you are entitled to \$_____, as an escrow fee.

You are to hold the funds in a non-interest bearing escrow account until you are notified in writing by the buyer/borrower named below that the expenses/bills as listed have been paid and need to be reimbursed or need to be paid and billing is provided for us to remit payment.

EXPENSE/BILL	COMPANY/PERSON TO BE PAID	AMOUNT
		\$_____

Upon receipt of written notice of completion from the buyer, you are to pay the identified company/person the amount shown (or a lesser amount, if provided with a final invoice for such lesser amount) and collect appropriate lien waivers. If the amount to be paid exceeds the amount stated above, buyer/borrower and depositor (if another party) must mutually instruct you, in writing, to pay the greater amount. If the amount is insufficient, depositor agrees to pay such additional funds as necessary to pay the expense/bill in full. Any excess funds after completion of the work and payment in full shall be returned to the depositor at the address indicated below.

In the event of a dispute regarding payment, you are not to release the funds until provided with a mutual written instruction from depositor and buyer/borrower, or court order requiring release of the funds.

In the event notice of completion is not received by (insert date) _____ you are to pay the funds to (insert person/address) _____, and released from any further obligation under this agreement.

Depositor:
Social Security #:

Buyer:

Depositor:
Social Security #:

Buyer:

Depositor Address: _____

Accepted this _____ day of _____.

Access Title Company

Escrow Agreemt.doc