

ESCROW AGREEMENT & CONTRACT ADDENDUM

Earnest money per Paragraph 4 of the Central Carolina Realtor Association Contract shall be held in trust by Blair Cato Pickren Casterline, LLC (Escrow Agent). The language of this addendum shall supersede the Contract. If language conflicts, this addendum shall rule. Additionally, neither the South Carolina Real Estate Commission’s rules and regulations nor *S.C. Code §40-57-10 et. seq.* shall apply to Escrow Agent.

APPLICATION OF EARNEST MONEY. Should the parties use Escrow Agent as closing attorney, the earnest money shall be credited to buyer at closing. If the parties select a different attorney, the Escrow Agent will wire escrow money to the attorney identified by the buyer pursuant to wire instructions submitted to Escrow Agent and closing attorney shall hold and disburse the earnest money. **Buyer must submit wire instructions to Escrow Agent immediately upon selection of a closing attorney but never less than two business days prior to closing.** Earnest money will not be disbursed until Escrow Agent determines deposit to be good funds. Escrow agent is not responsible for wire fees or for delays caused by failure to timely provide correct wire instructions or for bank’s failure to clear the earnest money deposit.

TERMINATION OF CONTRACT AND RELEASE OF EARNEST MONEY. Should contract be terminated, the parties to the contract hereby direct Escrow Agent to release earnest money pursuant to the terms set forth in the contract. However, any reference in paragraph 4D to the SC Real Estate Commission and/or *SC Code § 40-57-10 et. seq.* shall not apply to Escrow Agent.

Escrow Agent in its sole discretion may hold earnest money until a written release is signed by both parties or a court order is issued or until Escrow Agent is reasonably satisfied that the earnest money is not in dispute.

HOLD HARMLESS: The parties agree that Escrow Agent shall have the sole authority to determine if the conditions of this Escrow Agreement and contract have been duly met and subject to disbursement. Escrow Agent shall have no duty to file an interpleader. In the performance of its duties hereunder, Escrow Agent shall not incur any liability to anyone for any damages, losses, expenses, costs or other charges claimed to result from or be related in any way to this Escrow Agreement and the parties are ESTOPPED from asserting otherwise. All parties hereby agree to indemnify and hold harmless Escrow Agent against any and all losses, claims, damages, liabilities and expenses that may be imposed upon or incurred by Escrow Agent in the performance of its duties hereunder including attorney fees and court costs.

Buyers/Date:

Sellers/Date:

