

RELEASE AND CANCELLATION  
OF  
CONTRACT FOR SALE AND PURCHASE

**1. Cancellation of Contract.**

By signing this RELEASE AND CANCELLATION OF CONTRACT FOR SALE AND PURCHASE ("Release"), \_\_\_\_\_ ("**Buyer**") and \_\_\_\_\_ ("**Seller**") hereby agree to cancel the Contract for Sale and Purchase ("Contract"), signed on \_\_\_\_\_, concerning the following described property (give street address and/or legal description):

\_\_\_\_\_

\_\_\_\_\_

**SETCO SERVICES, LLC ("Escrow Agent")** is holding the earnest money deposit of the Buyer in the amount of \$\_\_\_\_\_.

**2. Release of Liability Upon Disbursement**

\_\_\_\_\_ ("**Buyer**") and \_\_\_\_\_ ("**Seller**") release each other, Escrow Agent together with its affiliates and their respective officers, directors, agents, employees, \_\_\_\_\_ successors and \_\_\_\_\_ assigns, \_\_\_\_\_ "**Selling Agent**", \_\_\_\_\_ ("*insert name of Brokerage*") together with its affiliates and their respective officers, directors, agents, employees, successors and assigns, and "**Listing Agent**" \_\_\_\_\_ ("*insert name of brokerage*") together with its affiliates and their respective officers, directors, agents, employees, successors and assigns. from ANY AND ALL CLAIMS AND ACTIONS whatsoever arising from or relating to the Contract or pre-Contractual issues existing as of the date of the Release.

**3. Disbursement of Escrow Funds.**

\$ \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ to \_\_\_\_\_

BUYER:

SELLER:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

Upon completion send to:  
SETCO SERVICES, LLC  
12815 Emerald Coast Parkway – Highway 98, Suite 124  
Miramar Beach, FL 32550  
Phone: 850-650-6161 Fax: 850-650-5817