

RELEASE OF SELLER RETAINED
EARNEST MONEY DEPOSIT FUNDS

1. Cancellation of Contract.

Based on the cancellation of the contract between _____
 ("**Buyer**") and _____ ("**Seller**") regarding the
 Contract for Sale and Purchase ("Contract"), regarding the following described property (give street
 address and/or legal description):

SETCO SERVICES, LLC ("Escrow Agent") is holding the earnest money deposit designated under a
 separate release agreement to be disbursed to the Seller in the amount of \$_____.

2. Release of Liability Upon Disbursement

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, agree to release each other, and Escrow Agent from ANY AND
 ALL CLAIMS AND ACTIONS whatsoever arising from or relating to the Contract or this Release
 existing as of the date of the Release.

3. Seller Retained Earnest Money Deposit Funds.

\$ _____ to _____
\$ _____ to _____
\$ _____ to _____
\$ _____ to _____

The undersigned real estate broker hereby acknowledges that they may have entitlement to a portion of
 the Seller retained earnest money deposit on this cancelled contract, pursuant to the terms therein or
 pursuant to a listing agreement document. Unless the above disbursement authorization includes such
 an allocation to the real estate broker(s), by execution of this release, real estate brokers hereby waive
 any and all claims, including but not limited to the right of recovery of said seller retained funds,
 relative to the cancellation of this contract.

Real Estate Broker for Buyer

Real Estate Broker for Seller

Date

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