

ESCROW AGREEMENT

SELLER(S): _____

PURCHASER(S): _____

PROPERTY: _____

(# and street)

(township)

CLOSING DATE: _____

FILE #: _____

ESCROW AGENT: _____

_____ hereby deposits with _____, hereinafter referred to as "Escrow Agent", the sum of \$_____ (the "Escrow Fund"), to be held by Escrow Agent in a non-interest-bearing escrow account.

The Escrow Fund is being deposited to secure completion of the following mandated repairs:

_____.

The Seller / Purchaser (check one or both) must bring the property in compliance with those repairs to the well and/or septic system mandated by Washtenaw County Environmental Health, hereinafter referred to as "EH". The repairs must be made within 180 days from the date of this Escrow Agreement.

The Escrow Fund will be held and released upon the following terms and conditions:

1. Within the 180 day period, Escrow Agent is authorized to release funds to either suppliers or subcontractors who perform corrections to the well and/or septic system at the above-described Property provided such release is approved by EH. EH's approval must be in writing and must accompany such a request. If all corrections are completed, then any surplus sums shall be returned to _____. If there are insufficient funds available to complete all work, additional funds must be contributed by _____.
2. In the event work is not completed to correct the deficiencies in the well and/or septic system within 180 days as required by this Agreement, EH may demand that all funds held in escrow be released to EH so that it may undertake completion of the mandated repairs to the well and/or septic system. Upon receipt of a written demand from EH, Escrow Agent shall immediately release all funds held in escrow. Escrow Agent shall also immediately notify Seller and Purchaser of that release at the addresses set forth below:

Purchaser Address:

Seller Address:

3. Escrow Agent shall rely upon the signed instruction letter from EH and has no obligation to determine or verify the respective rights of Seller, Purchaser or subcontractors to the escrow fund or any portion thereof. In the event Escrow Agent is obligated to institute or defend any court proceedings arising from a question regarding disbursement of the escrow fund, any court costs or attorney fees incurred by Escrow Agent shall be paid by the Seller / Purchaser (check one or both). EH agrees to release portions of the escrow fund to reasonably compensate any subcontractors who have performed corrections to the well and/or septic system even though said work may not be completed. If after all work is completed, there are any additional funds available, they shall be released to _____.

Purchaser

Date

Purchaser

Date

Seller

Date

Seller

Date

Please return a copy of this signed form to:

Washtenaw County Environmental Health
705 N. Zeeb Rd., P.O. Box 8645
Ann Arbor, MI 48107-8645

Phone: (734) 222-3800

Fax: (734) 222-3960