



**RELEASE OF DEPOSIT AND CANCELLATION  
OF PURCHASE AND SALE AGREEMENT AND DEPOSIT RECEIPT**



SUGGESTED FOR USE BY MEMBERS OF THE  
NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.

This Release is entered into between the undersigned Buyer(s) and Seller(s) who were parties to that certain Purchase and Sale Agreement and Deposit Receipt ("Agreement") dated \_\_\_\_\_ concerning the following described property (legal description or street address): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer(s) and Seller(s) hereby release each other and the below-named Brokers and their agents, employees and independent contractors from any and all claims, actions, demands, liabilities and charges whatsoever relating to or arising from the Agreement or the negotiation thereof.

Buyer(s) and Seller(s) intend that responsibilities, obligations and rights arising from the Agreement are by this Release declared null and void and of no further effect and that the Agreement be cancelled when this Release has been signed by Buyer(s) and Seller(s).

The escrow agent holding the deposit(s) under the terms of the Agreement is hereby directed forthwith to disburse the deposit(s) in the following manner:

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

_____ Buyer	_____ Date
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_____ Buyer	_____ Date
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_____ Seller	_____ Date
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_____ Seller	_____ Date
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_____ Name of Listing Broker	By _____	_____ Date
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_____ Name of Selling Broker	By _____	_____ Date
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