Real Estate Purchase Contract Cancellation
And
Earnest Money Deposit Release

This document is executed by the undersigned as an acknowledgement of the formal and complete cancellation of that certain Real Estate Purchase Contract ("REPC") with an offer reference date of _____ (including all addenda) by and between_____ as Buyer and
(Please Print)
_____ as Seller specifically regarding the real property located at _____ (property address).

The undersigned hereby cancels the foregoing REPC pursuant to one of the specific following paragraphs of the REPC (check one):

□ See 24 (b) Due Diligence Deadline	Date: _____
□ See 24 (c) Financing & Appraisal Deadline	Date: _____
□ See 24 (d) Settlement Deadline	Date: _____
□ Other _____	Date: _____

Based upon the formal termination of the REPC pursuant to one of the foregoing paragraphs and upon the specific directives contained in Utah Administration Code R162-4-1-7 issued by the Utah Division of Real Estate, the earnest money deposited with Coldwell Banker West Realty or _____ in the amount of $ _____ shall be released immediately by Coldwell Banker West Realty or _____ to _____
(Please Print)
pursuant to the terms of the REPC as set forth above.

The party canceling this contract and requesting return of the earnest money knows of no formal dispute concerning the release thereof, but in acknowledging the legitimate possibility of such, specifically agrees to indemnity Coldwell Banker West Realty, its agents, representatives, officers, and attorneys from any liability related to release of the earnest money.

DATED this _____ day of _____ , 20_____.

_____
Canceling Party
□ Buyer
□ Seller

_____
Canceling Party
□ Buyer
□ Seller

_____
Broker/Manager Signature