



RELEASE OF EARNEST MONEY

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RELEASE OF EARNEST MONEY BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

1440 Randol Mill Avenue, Keller, Tx 76262

NOTICE: This form provides for the release of the parties, brokers, and title companies from all liability under the contract (not just for disbursement of earnest money). Do not sign this form if it is not your intention to release all the persons signing this form from all liability under the contract. **READ THIS RELEASE CAREFULLY.** If you do not understand the effect of this release, consult your attorney **BEFORE** signing.

- A. The undersigned Buyer and Seller release each other, any broker, title company, and escrow agent from any and all liability under the aforementioned contract.
- B. The undersigned direct Jessica Bays-Alamo Title (escrow agent) to disburse the earnest money as follows:

\$ 2,500.00 to Austin & Madi Bowen

\$ _____ to _____

\$ _____ to _____

\$ _____ to _____

DocuSigned by:

Austin Bowen

9/5/2021

Buyer Austin Bowen

Date

Seller Tarrant County Tx

Date

DocuSigned by:

Madi Bowen

9/5/2021

Buyer Madison Bowen

Date

Seller

Date

Address: 7013 Bernadine Dr

Address: _____

Watauga, Tx 76148

Other/Cooperating Broker

Broker Listing/Principal Broker

By _____
Date

By _____
Date

Address: 9800 Hillwood Pkwy, Ste.140
Fort Worth, TX 76177

Address: _____



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

02-19-2021

**NOTICE OF BUYER'S TERMINATION OF CONTRACT**

CONCERNING THE CONTRACT FOR THE SALE OF THE PROPERTY AT

1440 Randol Mill Avenue**Keller**

(Street Address and City)

BETWEEN THE UNDERSIGNED BUYER AND **Tarrant County Tx**

(SELLER)

Buyer notifies Seller that the contract is terminated pursuant to the following:

- ☐ (1) The unrestricted right of Buyer to terminate the contract under Paragraph 5 of the contract.
- ☐ (2) Buyer cannot obtain Buyer Approval in accordance with the Third Party Financing Addendum to the contract.
- ☐ (3) The Property does not satisfy Property Approval in accordance with the Third Party Financing Addendum to the contract. Buyer has delivered to Seller lender's written statement setting forth the reason(s) for lender's determination.
- ☐ (4) Buyer elects to terminate under Paragraph A of the Addendum for Property Subject to Mandatory Membership in a Property Owners' Association.
- ☐ (5) Buyer elects to terminate under Paragraph 7B(2) of the contract relating to the Seller's Disclosure Notice.
- ☐ (6) Buyer elects to terminate under Paragraph (3) of the Addendum Concerning Right to Terminate Due to Lender's Appraisal. Buyer has delivered a copy of the Appraisal to Seller.
- ☐ (7) Buyer elects to terminate under Paragraph 6.D. of the contract (6.C. for Residential Condominium Contract) because timely objections were not cured by the end of the Cure Period.
- ☒ (8) Other (identify the paragraph number of contract or the addendum): **Property is landlocked and buyers do not have access to the property. Lender can not approve this loan for this reason.**

NOTE: This notice is not an election of remedies. Release of the earnest money is governed by the contract.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS FORM CAREFULLY.

73857CG5B82D4AE...
 Buyer
Austin Bowen

9/5/2021

Date

783CB5EC65FF4C0...
 Buyer
Madison Bowen

9/5/2021

Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 ([http:// www.trec.texas.gov](http://www.trec.texas.gov)) TREC No. 38-7. This form replaces TREC No. 38-6.

TXR 1902

TREC No.38-7