I. Parties bound to the addendum

The Escrow Holdback Agreement is hereby attached to the original sale agreement <\_\_\_\_\_\_\_\_\_> (Date) between the party(s) <\_\_\_\_\_\_\_\_> (Buyer(s) name(s)) and <\_\_\_\_\_\_\_\_> (Seller(s) name(s)). Additionally, as per this attached addendum, the escrow agent <\_\_\_\_\_\_> (Escrow agent name) will fulfill their duties laid out in section IV of the addendum.

II. Seller(s)’ role and obligations to the buyer(s)

The seller(s) recognize that, as per the agreement signed between <\_\_\_\_\_> (Buyer(s)) and <\_\_\_\_\_> (Seller(s)) on <\_\_\_\_\_\_> (Date of the sale agreement), an amount of <\_\_\_\_\_\_> (amount to be held in escrow, numerically and in words) is to be held and maintained by the escrow agent <\_\_\_\_\_> (Escrow agent name) until the following requisites are met by the seller(s) and their obligation(s) are fulfilled;

III. Escrow Agent Charges

The buyer(s) and the seller(s), in tandem, agree that the escrow agent will hold the amount of <\_\_\_\_\_> (amount to be held in escrow, numerically and in words) until both parties (s) have satisfied their obligation(s) to each other. For this service, the escrow agent will be entitled to a fee of <\_\_\_\_\_>. (amount to be paid to the escrow agent, both numerically and in words).

IV. Duties, Responsibilities, and Obligations of the Escrow Agent

This section explicitly expresses that, in the case that there is a discrepancy between the terms of the sale agreement and those of this addendum, the terms of this addendum are to take priority. The buyer(s) and the seller(s) agree that the Escrow agent <\_\_\_\_\_> (Escrow agent’s name) will not be culpable for any losses or damages that may be incurred in the performance of its obligations, apart from losses and damages that arise from negligence, malpractice and defaulting on the end of the Escrow agent. Additionally, the Escrow Agent will be entitled to a fee of <\_\_\_\_\_> (Escrow Agent fees). All fees may be withheld and paid prior to any legal proceedings. Additionally, the Escrow agent will not be held liable for any legal or functional costs that arise from the obligations outlined in section II.

Buyer(s) Signature(s) <\_\_\_\_\_\_\_> Date <\_\_\_\_\_\_>

Seller(s) Signature(s) <\_\_\_\_\_\_\_> Date <\_\_\_\_\_\_>

Escrow Agent(s) Signature(s) <\_\_\_\_\_\_\_\_> Date <\_\_\_\_\_\_>