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THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

### EARNEST MONEY RELEASE

Date: \_\_\_\_\_

**1. Parties, Property, Contract, Earnest Money Deposit:**

a. Seller

\_\_\_\_\_

b. Buyer

\_\_\_\_\_

c. Property

\_\_\_\_\_ Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip

d. Date of Contract \_\_\_\_\_

e. Earnest Money \$ \_\_\_\_\_

**2. Buyer and Seller agree that the Contract is terminated. Buyer and Seller agree that the Earnest Money shall be distributed as follows:**

a. \$ \_\_\_\_\_ payable to: \_\_\_\_\_

b. \$ \_\_\_\_\_ payable to: \_\_\_\_\_

c. Other:

**If the Contract required the Earnest Money to be placed in an interest bearing account, the interest shall be disbursed as follows:**

**This Earnest Money Release may affect legal rights or claims of the parties.  
Buyer and Seller are advised of their right to obtain legal counsel.**

\_\_\_\_\_  
Buyer Date of Signature

\_\_\_\_\_  
Buyer Date of Signature

\_\_\_\_\_  
Buyer Date of Signature

\_\_\_\_\_  
Buyer Date of Signature

\_\_\_\_\_  
Seller Date of Signature

\_\_\_\_\_  
Seller Date of Signature

\_\_\_\_\_  
Seller Date of Signature

\_\_\_\_\_  
Seller Date of Signature

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (EMR83 5-04)