



**MUTUAL CANCELLATION AGREEMENT**  
*(Not to be attached to any Contract other than the Multi-Board 6.1)*



1 With reference to the Real Estate Contract dated \_\_\_\_\_, 20 \_\_\_\_ for the sale  
 2 of the Real Estate commonly known as \_\_\_\_\_,  
 3 entered into by \_\_\_\_\_, Seller and \_\_\_\_\_, Buyer,  
 4 by reason of: *[check one]*  
 5  Inability to satisfy contingency provided for in Paragraph # \_\_\_\_\_.  
 6  Inability to secure an extension of the time/date provided for in Paragraph # \_\_\_\_\_.  
 7  Other \_\_\_\_\_.

8 It is hereby agreed by and between the Parties that **the Contract is null and void. Escrowee is**  
 9 **hereby authorized and directed to disburse the Earnest Money as follows:**

10 \$ \_\_\_\_\_ to Buyer, \$ \_\_\_\_\_ to Seller.

11 _____	Date	_____	Date
12 Buyer Signature		Seller Signature	

13 _____	Date	_____	Date
14 Buyer Signature		Seller Signature	

15 **NOTE: Disbursement of the Earnest Money is subject to the written direction of the Seller**  
 16 **and Buyer only or as otherwise provided by law and not upon the oral or written direction of**  
 17 **any of the real estate professionals involved in the transaction.**

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