MUTUAL RELEASE

This is an agreement of mutual release between
Buyer:

_____ and

Seller:

_____

Who have entered into a purchase agreement dated _____, 20____, for the purchase and sale of the property known as

_____,

Ohio which agreement the Buyer and Seller now desire to cancel.

In consideration of the covenants herein contained, it is mutually agreed by and between the Buyer and Seller to release and forever discharge each other and Brokers from any and all claims and liabilities arising out of the above noted transaction, and the Brokers agree to release and forever discharge the Buyer and Seller from all liabilities and claims for commission arising from said transaction, subject to the following condition:

Should subject property be transferred to Buyer, their heirs, successors or assigns, within one year from date of this release, (or subsequent contract is executed by and between said Buyer and Seller, their heirs, successors and assigns, within said one year period, followed by transfer of said property within a reasonable time thereafter), the Brokers shall be entitled to a commission based upon _____ percent (____%) of the selling price, as set forth in subject contract or subsequent transfer, whichever is greater.

This mutual release becomes effective upon receipt and refund of Buyer's earnest money deposit in the amount of _____ dollars, previously deposited with

_____.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Selling Agent	Date	Listing Agent	Date
Selling Company	Date	Listing Company	Date