

ESCROW AGREEMENT

This Agreement dated this _____ day of November, 2013, hereby acknowledges that _____ (hereinafter referred to as "Bidder/Purchaser") has placed/will place the sum of Fifty Thousand (\$50,000.00) Dollars ("hereinafter referred to as "Escrow Deposit"), in escrow with Agent Title Services, LLC, ("hereinafter referred to as "Escrow Agent"). Said Escrow Deposit shall be held solely for the purpose of earnest money deposit in connection with the auction of the real property known as 24080 S Tamiami Trail, Bonita Springs, FL 34134. Agent Title Services, LLC, is hereby authorized and directed to hold said funds until up to 3:00 p.m. on the day prior to the date of auction, wherein said Bidder/Purchaser will become a Registered Bidder. By placing a bid at the auction bidder will be bound by the Auction Terms and Conditions set forth. See Exhibit A for transfer instructions.

No fees or processing charges will be incurred by Agent Title Services, LLC, for the handling of the escrow account. An account ledger, showing the earnest money deposit and a detail of the final escrow disbursement will be emailed within three (3) business days after each escrow deposit and disbursement is made. Emails will be sent to:
_____.

All parties hereto further acknowledge and agree that except for willful misconduct or gross negligence of the Escrow Agent, all parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for misdelivery of monies subject to this escrow, unless such misdelivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent, and to hold Escrow Agent free and harmless from any claim and/or liability, including court costs and attorney's fees, that may result from the holding and/or releasing of said funds.

In addition, the Bidder/Purchaser agrees that should a dispute arise as to the disbursement of sums held in escrow, and should that dispute require any involvement and/or time and effort from Escrow Agent, or its agents, for any reason, said Escrow Agent reserves the right to deposit any escrow funds held by it into the registry of any court having competent jurisdiction over this matter. If Escrow Agent deposits any escrow funds into the court registry, then the costs and fees associated with the action shall be the responsibility of the Bidder/Purchaser and shall be deducted from any funds held and/or to be disbursed.

Sealed and delivered in the presence of:

Witness Signature

Witness Print

Bidder/Purchaser Signature

Bidder/Purchaser Printed Name

Contact Phone: _____

Email: _____

Bidder/Purchaser Signature

Bidder/Purchaser Printed Name

Adrienne C. Graeber, Escrow Agent/Agent Title Services, LLC
Phone: (239) 443-1352
Email: Adrienne@agent-title.com

ESCROW AGREEMENT CONTINUED

The Registered Bidder, _____, hereby acknowledges that when the highest and best offer is determined by the Auctioneer the \$50,000.00, earnest money deposit will be transferred to Fowler White Boggs P.A. Trust Account (Closing Agent) - in the event that you are the successful bidder.

In the event that the Registered Bidder is not the successful bidder the \$50,000.00, earnest money deposit will be returned to the Registered Bidder by way of:

Escrow Account Check Payable to: _____

Address: _____

or

Wire Transfer to: Routing No (SWIFT #) _____

Account # _____

Account Name: _____

If Applicable, For Further Credit to: Account Name: _____

Account No. _____

Bidder/Purchaser and Escrow Agent agree and acknowledge to hold Agent Title Services, LLC, and WFG National Title Insurance Company free and harmless from any claim.

Sealed and delivered in the presence of:

Witness Signature

Bidder/Purchaser Signature

Witness Print

Bidder/Purchaser Printed Name

Contact Phone: _____

Email: _____

Bidder/Purchaser Signature

Bidder/Purchaser Printed Name

Adrienne C. Graeber, Escrow Agent/Agent Title Services, LLC
Phone: (239) 443-1352
Email: Adrienne@agent-title.com

EXHIBIT A – WIRE TRANSFER INSTRUCTIONS

AGENT TITLE SERVICES
1104 SE 46TH LANE SUITE 4
CAPE CORAL, FL 33904

DOMESTIC WIRE TRANSFER INSTRUCTIONS:

RECEIVING BANK: ABA: 073900807
FIRST AMERICAN BANK
1207 CENTRAL AVE
FORT DODGE, IA 50501
PHONE # (239) 829-1380

BENEFICIARY: ACCOUNT NUMBER: 11339972
AGENT TITLE SERVICES LLC ESCROW ACCOUNT

INTERNATIONAL WIRE INSTRUCTIONS

**IF ORIGINATING BANK REQUIRES A SWIFT OR IS NOT SENDING THROUGH THEIR OWN
CORRESPONDENT BANK**

RECEIVING BANK: SWIFT: UMKCUS44
UMB BANK NA
PO BOX 419226
KANSAS CITY, MISSOURI 64141-6226

BENEFICIARY: ACCOUNT NUMBER: 9809054367
FIRST AMERICAN BANK
1207 CENTRAL AVE
FORT DODGE, IA 50501

FOR FURTHER CREDIT:
ACCOUNT NUMBER: 11339972
AGENT TITLE SERVICES LLC