



TITLE
FINANCIAL
SPECIALTY
SERVICES

580 Jensen Grove Drive | P.O. Box 339
Blackfoot, Idaho 83221
208.785.2515 | Fax: 208.785.2575
lte-collections@titlefss.com

LONG TERM ESCROW AGREEMENT

Please contact our office for a list of current fees

YOUR FILE NO.:

LONG TERM ESCROW NO.:

SELLERS / PAYEES Entity/Trust Name: _____	
Name: _____ Address: _____ Phone: _____ Email: _____ <input type="checkbox"/> Email Receipts	Name: _____ Address: _____ Phone: _____ Email: _____ <input type="checkbox"/> Email Receipts

1. ADDRESS OF PROPERTY SECURED BY LOAN:		
_____ _____ _____ Primary Address for Buyer? <input type="checkbox"/> YES <input type="checkbox"/> NO	2. MORE THAN ONE PROPERTY? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES: Number of properties: _____	3. OTHER ADDRESSES: _____ _____ _____

Subject to the conditions herein, the following documents are hereby deposited with **Title Financial Specialty Services, 580 Jensen Grove Drive, Blackfoot, Idaho 83221**, hereinafter referred to as "Escrow Agent".

4. DOCUMENTS TO BE HELD:		
<input type="checkbox"/> Contract for Deed <input type="checkbox"/> Notice of Contract <input type="checkbox"/> Warranty Deed <input type="checkbox"/> Quit Claim Deed <input type="checkbox"/> Promissory Note	<input type="checkbox"/> Deed of Trust <input type="checkbox"/> Request for Reconveyance <input type="checkbox"/> Mortgage <input type="checkbox"/> Satisfaction of Mortgage <input type="checkbox"/> W-9 Form	<input type="checkbox"/> Bill of Sale <input type="checkbox"/> UCC <input type="checkbox"/> Mobile Home Title <input type="checkbox"/> Evidence of Insurance <input type="checkbox"/> Other _____

PAYMENT AND TERMS BASED ON DOCUMENTS HELD IN THE ABOVE SECTION.

5. DISBURSEMENT:
Distribution of payments (following payment of escrow fee and deposit into reserve account, if applicable): <input type="checkbox"/> \$_____ check mailed to Seller at the address as provided above. <input type="checkbox"/> \$_____ deposit into the Seller's account with _____ • Account Type: Checking <input type="checkbox"/> Savings <input type="checkbox"/> • Account Name: _____ • Account Number: _____ • Routing (ABA) Number: _____ <input type="checkbox"/> \$_____ Other (describe) _____

6. Escrow fees payable to Title Financial Specialty Services as follows:
A. Opening fee of \$_____ shall be paid by <input type="checkbox"/> Seller <input type="checkbox"/> Buyer <input type="checkbox"/> Shared Equally
B. Payment Processing fees to be paid by <input type="checkbox"/> Seller <input type="checkbox"/> Buyer <input type="checkbox"/> Shared Equally

7. INTEREST REPORTING:		
You are hereby instructed to report interest on our Long Term Escrow as follows:		
_____	_____	_____
Print Name	% of Interest	Signature
_____	_____	_____
Print Name	% of Interest	Signature

LONG TERM ESCROW AGREEMENT

Please contact our office for a list of current fees

YOUR FILE NO.:

LONG TERM ESCROW NO.:

BUYERS/PAYORS Entity/Trust Name:

Name: _____
Address: _____
Phone: _____
Email: _____
 Email Receipts

Name: _____
Address: _____
Phone: _____
Email: _____
 Email Receipts

1. ADDRESS OF PROPERTY SECURED BY LOAN:

 Primary Address for Buyer?
 YES
 NO

2. MORE THAN ONE PROPERTY?
 YES
 NO
IF YES:
Number of properties: _____

3. OTHER ADDRESSES:

Subject to the conditions herein, the following documents are hereby deposited with **Title Financial Specialty Services, 580 Jensen Grove Drive, Blackfoot, Idaho 83221**, hereinafter referred to as "Escrow Agent".

4. DOCUMENTS TO BE HELD:

- | | | |
|---|---|--|
| <input type="checkbox"/> Contract for Deed | <input type="checkbox"/> Deed of Trust | <input type="checkbox"/> Bill of Sale |
| <input type="checkbox"/> Notice of Contract | <input type="checkbox"/> Request for Reconveyance | <input type="checkbox"/> UCC |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Mortgage | <input type="checkbox"/> Mobile Home Title |
| <input type="checkbox"/> Quit Claim Deed | <input type="checkbox"/> Satisfaction of Mortgage | <input type="checkbox"/> Evidence of Insurance |
| <input type="checkbox"/> Promissory Note | <input type="checkbox"/> W-9 Form | <input type="checkbox"/> Other _____ |

PAYMENT AND TERMS BASED ON DOCUMENTS HELD IN THE ABOVE SECTION.

5. PAYMENT OPTIONS:

I/We authorize Title Financial Specialty Services to debit (charge):

Checking Account No. _____ Routing No. _____
 Savings Account No. _____ Routing No. _____

Of _____ (Name of Financial Institution) in the amount of \$ _____ (Payment Amount including any reserve and escrow fees) on the _____ day of each month beginning _____ (Month, Day, Year)

Check or Money Order to be remitted

6. Escrow fees payable to Title Financial Specialty Services as follows:

- C. Opening fee of \$ _____ shall be paid by
 Seller Buyer Shared Equally
- D. All subsequent fees to be paid by
 Seller Buyer Shared Equally

7. INTEREST REPORTING:

You are hereby instructed to report interest on our Long Term Escrow as follows:

_____ Print Name	_____ % of Interest	_____ Signature
_____ Print Name	_____ % of Interest	_____ Signature

GENERAL TERMS OF THE ESCROW AGREEMENT

1. Duties of Escrow Agent: The duties of the Escrow Agent are limited to receiving, holding, accounting for and disbursing the monies and documents deposited with the Escrow Agent, pursuant to the terms of this Escrow Agreement. The parties to this Escrow Agreement expressly agree that the Escrow Agent has no duties, other than as expressly set out in this Escrow Agreement, and no implied duties or obligations shall be read into this Escrow Agreement. The duties of the Escrow Agent hereunder are strictly ministerial in nature. The Escrow Agent has not advised, and has no duty to advise, any party of the sufficiency, validity, or legality of any of the documents deposited pursuant to this Escrow Agreement.
2. Payments and Disbursements: All payments to be made pursuant to this Escrow Agreement shall be paid by cash, or check made payable to the Escrow Agent and delivered or mailed to it at the address as provided on the other side of this Escrow Agreement. The Escrow Agent's computation or application of the payments shall be deemed correct, unless the Escrow Agent receives notice from either party that the calculation or application is not correct, within 90 days from the date on which notice of such calculation or application was sent to the parties. Escrow Agent shall not be liable for the collection of any item. Following payment of escrow fees and any deposit into a reserve account, if applicable, the balance of the payments received shall be disbursed as provided on the first page of this Escrow Agreement. The Escrow Agent is not responsible to credit any payment or disburse any monies, until the proceeds of the same in cash or cash equivalent has been received. In the event Escrow Agent disburses funds which are later found to be uncollectible, the party receiving such funds shall be responsible to repay such funds to the Escrow Agent, within 5 days following written notice from the Escrow Agent. The Escrow Agent shall have the right to charge back or retain monies as provided by law in the event of any returned item. The Escrow Agent shall not be liable for interest on any money deposited or held in escrow. Escrow Agent has no duty to notify any party that a payment has not been made or that a late charge or other penalty is owing. If the Escrow Agent is disbursing any part of the payments made under this Escrow Agreement in payment of any other debt or obligation, the parties shall promptly notify the Escrow Agent of any changes in the amount to be disbursed in payment of such debt or obligation.
3. Reserve (Tax and Insurance) Accounts: The Escrow Agent is not responsible for the payment of taxes, assessments, insurance premiums or other items, unless this Escrow Agreement expressly establishes a reserve account. If a reserve account is established, the Escrow Agent shall have no duty to pay any taxes, assessment, insurance premium or other billing for which the reserve account is established. In the event the parties fail to provide the billing information and/or there are not adequate funds in the reserve account to pay any item due, the Escrow Agent shall not be responsible for making any payment. The Escrow Agent is not responsible for the deposit, procurement, maintenance or renewal of insurance policies, riders or clauses, nor for the sufficiency thereof. The Escrow Agent is not responsible to advise the parties whether the amount to be paid into the reserve account is sufficient to pay the items to be paid through the reserve account. The parties shall promptly notify the Escrow Agent of any changes in the amount to be paid into the reserve account. Notwithstanding any other provision of this agreement, in no event shall the Escrow Agent be obligated to advance funds or payments. The Escrow Agent shall not be responsible for payment of any penalties or late fees. Escrow Agent shall not be responsible or obligated to solicit or collect past due payments. Escrow Agent is authorized to confirm receipt of deposits made into the reserve account. **THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THEY ARE SOLELY RESPONSIBLE TO ENSURE THAT APPLICABLE PROPERTY TAXES ARE PAID AND THAT REQUIRED INSURANCE COVERAGE IS MAINTAINED.**
4. Release of Documents: Upon full payment of the amounts to be paid as described in this Escrow Agreement, the Escrow Agent may deliver any documents, monies or other items to the Buyer. Seller shall deliver to the Escrow Agent a full copy of any and all notices of default issued to the Buyer, along with evidence of mailing to Buyer, receipt by Buyer and/or personal service on Buyer of such notices, as is applicable. In the event the Buyer fails to timely cure a default, the Escrow Agent may return all documents, monies, or other items it is holding to the Seller. However, the Escrow Agent is not required to deliver such documents, monies or other items, except upon the parties complying with the terms, conditions and requirements of the Escrow Agent, which may (but are not required to) include the written consent of all parties or the order of a court of proper jurisdiction. As a part of delivering any documents, monies or other items, the Escrow Agent may require the parties (or either of them) to execute an indemnification in favor of the Escrow Agent, in such form as it might require. In the event the Escrow Agent delivers the documents, monies or other items to either party, the Escrow Agent shall not be further responsible or liable in any manner.
5. General Terms Regarding Escrow Fees: The Escrow Agent shall be entitled to fees, based upon its then-current schedule of fees and charges. The Escrow Agent reserves the right to change such fees and charges from time to time, but only after providing the parties 30 days' advance written notice of such change. Escrow Agent also reserves the right to appoint another to serve as escrow agent or to resign as Escrow Agent after providing the parties 30 day advance written notice of such appointment or resignation.

6. Tax reporting: The parties agree that the Escrow Agent is authorized to comply with all federal and state laws and regulations relating to the withholding from and/or reporting of payments received pursuant to this Escrow Agreement for income tax purposes.
7. Disputes-Interpleader: In the event the Escrow Agent is in doubt as to whom a disbursement should be made or whether a party has defaulted or in the event of any ambiguity or dispute in regard to the documents or between the parties related in any respect to the transaction evidenced by the documents deposited in escrow, the Escrow Agent may refuse to act in any manner, until either: (a) the parties enter into a written agreement to resolve the doubt, ambiguity or dispute; or (b) the rights of the parties have been fully and finally adjudicated by a court of proper jurisdiction. The Escrow Agent reserves the right to initiate an interpleader action, so the court can resolve the doubt, ambiguity or dispute. In the event the Escrow Agent initiates an interpleader action, the parties each agree and consent to jurisdiction of such action in the District Court of the State of **Idaho** in any county in which the Escrow Agent maintains an office. The parties further agree that the Escrow Agent may deposit any monies, documents or other items subject of the interpleader action with the court. The parties agree to reimburse the Escrow Agent for all attorney's fees and costs incurred in evaluating the doubt, ambiguity or dispute and for initiating and prosecuting the interpleader action
8. Indemnification: The parties, jointly and severally, agree to defend, indemnify, and hold the Escrow Agent harmless from all claims, demands, losses, attorney's fees and costs incurred by Escrow Agent as the result of any doubt, ambiguity or dispute between the Seller and Buyer concerning the documents deposited pursuant to this Escrow Agreement or the transaction evidenced thereby.
9. Assignment: No assignment, transfer, conveyance, or encumbrance of any right, title or interest in this Escrow Agreement, or the transaction evidenced by the documents deposited in escrow under it, shall be binding upon the Escrow Agent, unless it has received written notice thereof, in a form acceptable to the Escrow Agent, and all fees, costs and charges incident to such transfer shall have been paid. Escrow Agent may rely on any paper, document, or writing believed by it to be authentic in making any delivery of money or property hereunder. The terms of this Escrow Agreement shall inure to and be binding on the heirs, successors and assigns of the parties hereto and the Escrow Agent. Provided, that in the event of the death or incompetence of one or more of the parties, the Escrow Agent shall be authorized to deal only with the duly appointed personal representative, executor or conservator of such party.
10. Disclosure or Information: The parties hereby authorize the Escrow Agent to release information concerning the transaction subject of this Escrow Agreement, including but not limited to balance, payoff, liens, garnishments, and payment histories, to others in the exercise of the Escrow Agent's sole discretion.
11. General Terms: This Escrow Agreement constitutes the entire agreement between the parties. It supersedes all prior written and oral agreements concerning the subject of this Escrow Agreement. In the event the terms of this Escrow Agreement conflict with the terms of any agreement or instrument deposited in escrow as to the rights, duties, and/or responsibilities of the Escrow Agent, the terms of this Escrow Agreement shall control.
12. Liens for Monies Owing: The parties hereby grant to the Escrow Agent a lien on all money, documents or property held in escrow to secure the repayment of all fees, charges or other costs owing to Escrow Agent, under the terms of this Escrow Agreement.
13. Attorney's Fees: In addition to any other provisions herein entitling the Escrow Agent to recover attorney's fees and costs, it is agreed that in the event the Escrow agent finds it necessary to employ an attorney to represent its interests in resolving any doubt, ambiguity or dispute in any way related to this Escrow Agreement or to defend or protect the property subject of this Escrow Agreement or to protect the interests of the Escrow Agent, that the parties shall be jointly and severally liable to reimburse the Escrow Agent for all costs and attorney's fees it might incur.
14. Limitation of Liability: The Escrow Agent shall not be liable for direct, indirect, incidental, special or consequential damages resulting from its actions under this Escrow Agreement. Nor shall the Escrow Agent be liable for destruction or loss of documents or monies held caused by any act of God. In no event will the Escrow Agent's liability exceed the total amount charged to the parties hereunder for escrow fees and charges.

The undersigned have read and received a copy of the Escrow Agreement, including the General Terms, and Addendums contained on the following pages, and agree to be bound by its terms and provisions.

Sellers/Payees:

Buyers/Payors:

Signature

Date

Signature

Date

Signature

Date

Signature

Date

