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**MUTUAL GENERAL RELEASE AND TRUST RELEASE.**

RE: Contract of Purchase and Sale dated \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

Property Address \_\_\_\_\_

Legal \_\_\_\_\_ PID \_\_\_\_\_

SELLER : \_\_\_\_\_

BUYER : \_\_\_\_\_

The provisions of the Real Estate Services Act requires that all funds received by Amex Fraseidge Realty in connection with a real estate transaction or on behalf of a client, whether by the way of a deposit or otherwise, must be paid into our trust account. The statute also narrowly limits the circumstances whereby funds may be withdrawn from the Agency's Trust Account without the strict written agreement of the parties to the real estate transaction or the written authority of the client.

The Seller and the Buyer wish to terminate the Contract and they hereby agree to mutually release and discharge each other and Amex Fraseridge Realty from all claims ,causes of action, suits, demands, damages and cost which related directly or indirectly to that Contract.

The undersigned being all the parties of the real estate transaction and the only persons having any claim or right to the funds held by Amex Fraseridge Realty hereby authorise Amex Fraseridge Realty to release deposit monies in amount of

\$ \_\_\_\_\_ to \_\_\_\_\_ and

\$ \_\_\_\_\_ to \_\_\_\_\_ and

\$ \_\_\_\_\_ to \_\_\_\_\_

( the parties acknowledge that Amex-Fraseridge Realty will deduct service fee of \$350.00 + GST. On a firm ( subject removed ) transaction that did not proceed to completion on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ ).

The seller and buyer hereby acknowledge that they were advised to seek separate and an independent legal advise prior to signing this release.

\_\_\_\_\_  
Witness Seller

\_\_\_\_\_  
Witness Seller

\_\_\_\_\_  
Witness Seller

\_\_\_\_\_  
Witness Buyer

\_\_\_\_\_  
Witness Buyer

\_\_\_\_\_  
Witness Buyer