

OCCUPANCY ESCROW AGREEMENT

File Number: _____
Date: _____
Property Address: _____, _____
Escrowee: 43413 Schoenherr
Sterling Heights, Michigan 48313
Phone: (586)254-4452 Fax: (866)239-7628

Deposited with Greater Macomb Title Agency, as Escrowee, is the sum of **\$0.00** (covering _____ days at \$ per day) representing an amount estimated by the Seller and the Purchaser to reimburse the Purchaser for occupancy of the referenced property by the Seller after the closing.

Seller(s) will be charged the above stated daily rate for each day they occupy the property commencing the day after closing through the day of vacating. For proration purposes, the Seller has until 12:00 a.m. to turn in keys in order to avoid paying another full day's occupancy.

The deposited sum shall be held under the following terms and conditions:

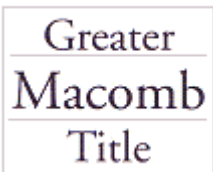
1. until Seller and Purchaser provide joint written instructions to Escrowee directing the disbursement of the deposit held hereunder, and;
2. unless written instructions to disburse are furnished to Escrow Agent **on or before 30 days after intended occupancy date, the Escrow Agent will be entitled to a \$50.00 administrative fee to be deducted from the escrow proceeds every 30 days.**
3. in the event the period of occupancy agreed to by the Seller and Purchaser exceeds 30 days and the deposit is in an amount estimated by the Seller and Purchaser to cover the full period of occupancy, then Escrowee may, upon written request from Seller and Purchaser, disburse funds in 30 day increments during the occupancy period rather than at the completion of the occupancy period.
4. in the event of any dispute regarding this escrow, Escrowee may, at its option, continue to hold such funds until joint written instructions directing disbursement of the escrowed funds are furnished to Escrowee by Seller and Purchaser, or it may initiate an interpleader action in a court of competent jurisdiction and submit the deposit for determination by the court of the proper disposition. Upon submission of the deposit to such court this escrow shall terminate and the Escrowee shall be relieved of any further liability hereunder.

Upon making such delivery, and performance of any other services included above, Escrowee will thereupon be released and acquitted from any further liability concerning the deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein.

By acceptance of this deposit, Escrowee is in no way guaranteeing the sufficiency of the deposit or assuming any responsibility for the collection and payment of amounts that may be owed by either Seller or Purchaser in relation to the occupancy for which this escrow has been established. Seller and Purchaser hereby acknowledge that it is their responsibility to provide written direction to Escrowee. Escrowee shall not be responsible to pay any interest on the escrowed funds.

In the event disbursement of the deposited funds is not made within 180 days from date of closing Escrowee shall be paid a fee of \$25.00 for the administration of this escrow. This fee shall be deducted from the deposited sum at the time of disbursement.

In the event of an interpleader action or other litigation affecting its duties relating to this deposit, Seller and Purchaser jointly and severally agree to reimburse Escrowee for any responsible expenses incurred, including attorney fees.



Any change in the terms or conditions hereof may be made only in writing signed by all parties or their duly authorized representatives.

Seller(s):

Justin D. LaValley

Seller's Forwarding Address:

Phone Number: _____

Purchaser(s):

Allison Warmuskerken

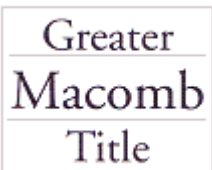
Paul Warmuskerken

Greater Macomb Title Agency

By: _____
Authorized Signature

Purchaser's Forwarding Address:

Phone Number: _____



DIRECTION TO DISBURSE OCCUPANCY ESCROW

File Number:

Date:

Property Address: ,

Escrowee: Greater Macomb Title Agency
43413 Schoenherr, Sterling Heights, Michigan 48313
Phone: (586)254-4452 Fax: (866)239-7628

For disbursement of occupancy funds, please forward, by mail or FAX, a copy of this completed and signed acknowledgment to:

Greater Macomb Title Agency
43413 Schoenherr, Sterling Heights, Michigan 48313
Phone: (586)254-4452 Fax: (866)239-7628

Email executed release form to: escrows@gmttitle.com

Possession of captioned premises was delivered by Seller to Purchaser on this _____ day of _____, _____ at _____ a.m./p.m. (circle one)

Seller(s) and Purchaser(s) hereby direct Escrowee to disburse the escrowed funds pursuant to the Escrow Agreement.

Seller(s):

Seller's Forwarding Address:

Phone Number: _____

Purchaser(s):

Greater Macomb Title Agency

By: _____
Authorized Signature

Purchaser's Forwarding Address:

Phone Number: _____

