

Date: _____

Via Certified Mail

To: (Buyer and Seller – name and last known address)

From: (Principal Broker)

Re: Release of Earnest Money Deposit for Property Located at

Dear _____: (Buyer and Seller)

This letter is to inform you that, pursuant to KRS 324.111(6), I, as principal broker for _____ (real estate company name), am going to release the earnest money in the amount of \$ _____, which was placed in my escrow account for the property located at _____ to _____ (pick either the buyer or the seller) in sixty (60) days from the date of this letter unless one of the parties files litigation claiming the money, or unless both parties enter into a mutual release determining to whom the money shall be released.

If one of the parties files litigation or enters into such a release, I must receive notice of that action within the sixty (60) day period in order to prevent the release of the deposit.

Please feel free to contact me with any questions.

Sincerely,

_____ (Principal Broker)