

ADVISING AGAINST EARLY RELEASE OF FUNDS

Copy and paste this text on to your company letterhead.

Date
Buyer
Address
City, State, Zip

Dear Buyer:

As we have recently discussed, you have been asked to release a portion of the earnest money deposit, prior to the closing of the transaction. Before you make any final decision, I urge you to consult with an attorney who specializes in real estate transactions.

I am not qualified to provide you with legal advice. However, I think you should be made aware that the early release of any funds could result in the loss of all of the money you agree to release.

I do not recommend that you release any funds and that you take no action until an attorney has fully explained the risk and legal consequences to you. If you have any questions, please do not hesitate to contact me.

Sincerely,