



AGREEMENT OF CLOSING ATTORNEY TO SERVE AS HOLDER OF EARNEST MONEY ("ESCROW AGREEMENT")



[Should only be used when F510 Closing Attorney Acting as Holder of
Earnest Money Exhibit has been made part of the Purchase and Sale Agreement]

2025 Printing

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following closing attorney or law firm: _____

("Closing Attorney") having being named as Holder in the Purchase and Sale Agreement by and between _____ ("Buyer") and The Shirley Wan LLC ("Seller") with an Offer

Date of _____ for real property located at: 1749 Hawthorne Ave, College Park, GA 30337

("Agreement") does hereby agree to serve as Holder in such Agreement, subject to the terms herein.

1. TERMS OF CLOSING ATTORNEY ACTING AS HOLDER.

- This Escrow Agreement is hereby incorporated into the Agreement and together they shall bind Closing Attorney acting as Holder. The provisions in the Agreement (including the Escrow Agreement) relating directly or indirectly to earnest money and trust funds may be enforced by Holder as a third-party beneficiary to the Agreement. Holder shall have all of the pre-printed rights and duties of Holder and shall follow the procedures binding Holder set forth in the Agreement, unless other agreed to in writing by Buyer, Seller, and Holder. Closing Attorney shall have all of the preprinted rights and duties of Holder set forth in the Agreement without amendment or modification;
- Upon the Closing Attorney becoming Holder, the timeframe for Closing Attorney to begin to perform the duties of Holder shall not commence until Holder receives the signed and executed Agreement in its entirety ("Entire Contract"). With regards to amendments to the Entire Contract, the rights and duties of Holder under the amendment shall not commence until Holder receives the amendment.
- In the event the transaction does not close, Closing Attorney shall not have a right to deduct any of attorney's costs or fees pertaining to the Closing from the earnest money or other trust funds being held by Closing Attorney, except as may be provided elsewhere herein.
- This Escrow Agreement shall be interpreted in accordance with the laws of the State of Georgia;
- Time is of the essence; and
- This Agreement (including the Escrow Agreement) and any amendment thereto shall constitute the entire agreement of the parties relative to the Closing Attorney acting as Holder.

2. CLOSING ATTORNEY MUST AGREE TO BECOME HOLDER WITHIN FIVE (5) BUSINESS DAYS. The Closing Attorney shall not become the Holder unless the Closing Attorney has within five (5) business days from the date the Closing Attorney receives the Entire Contract the Closing Attorney has: a) signed this Escrow Agreement without modification (except for filling in the blanks contained herein); and b) delivered the same to Buyer and Seller.

3. FAILURE OF CLOSING ATTORNEY TO TIMELY AGREE TO BECOME HOLDER. If the Closing Attorney named as Holder herein has not become Holder within five (5) business days from the date the Closing Attorney receives the Entire Contract in which the Closing Attorney has been appointed as the Holder, then: a) the Alternate Holder referenced in the Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) shall automatically become the Holder instead of the Closing Attorney; b) all parties consent to the earnest money being paid or transferred to the Alternate Holder; and c) all parties shall cooperate with one another to sign any documents required to accomplish the same.

4. CONTACT INFORMATION

Buyer's Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Seller's Name: The Shirley Wan LLC

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Buyer's Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Seller's Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Buyer Licensee's Name: _____
Buyer's Broker _____
Address: _____

Phone Number: _____
Fax Number: _____
Email: _____

Seller Licensee's Name: Stefan Walsh
Seller's Broker Peachtree Property Residential, LLC
Address: 6111 Peachtree Dunwoody Rd. A 201,
Atlanta, GA 30328
Phone Number: (678) 608-2546
Fax Number: _____
Email: offers@hardemanre.com

Shafritz & Dean, LLC
Closing Attorney

Date

By: _____
Signature of Its Authorized Representative

Print or Type Name

5825 Glenridge Dr. Bldg. 2 Suite 102,
Closing Attorney's Address

Atlanta, GA 30328

kpatrick@shafritz-dean.com
E-mail Address of Holder

(404) 255-8183
Telephone Number of Holder

Facsimile Number of Holder