

**WB-45 Cancellation Agreement & Mutual Release**

1 The UNDERSIGNED Parties agree that the \_\_\_\_\_ (Agreement)  
2 INSERT TYPE OF AGREEMENT e.g. CONTRACT OF SALE, LEASE, OPTION, etc. dated \_\_\_\_\_, for  
3 property located at \_\_\_\_\_, in the \_\_\_\_\_ of  
4 \_\_\_\_\_, State of \_\_\_\_\_, be canceled and the Parties hereby release all of their  
5 right, title, and interest in and to the Agreement, and any and all claims arising out of the transaction.

6 The Parties hereby authorize and direct the broker(s) to disburse the trust funds held on behalf of the Parties as follows:

7 \$ \_\_\_\_\_ shall be disbursed to \_\_\_\_\_ at  
8 the following address \_\_\_\_\_,

9 \$ \_\_\_\_\_ shall be disbursed to \_\_\_\_\_ at  
10 the following address \_\_\_\_\_,  
11 and the Parties hereby release the broker(s) from any and all liability for disbursing the trust funds as directed.

12 This Cancellation Agreement and Mutual Release shall be effective only if all Parties to the Agreement have signed an identical  
13 copy of this Cancellation Agreement and Mutual Release (including signatures on separate but identical copies of the Cancellation  
14 Agreement and Mutual Release), and if the fully-executed Cancellation Agreement and Mutual Release has been delivered to the  
15 Party proposing the Cancellation Agreement and Mutual Release on or before \_\_\_\_\_.  
16 Delivery may be made in any manner authorized in the Agreement.

17 **(X)** \_\_\_\_\_  
18 Party's Signature ▲ Print Name Here: ► Date ▲

19 **(X)** \_\_\_\_\_  
20 Party's Signature ▲ Print Name Here: ► Date ▲

21 **(X)** \_\_\_\_\_  
22 Party's Signature ▲ Print Name Here: ► Date ▲

23 **(X)** \_\_\_\_\_  
24 Party's Signature ▲ Print Name Here: ► Date ▲

25 **(X)** \_\_\_\_\_  
26 Party's Signature ▲ Print Name Here: ► Date ▲

27 **(X)** \_\_\_\_\_  
28 Party's Signature ▲ Print Name Here: ► Date ▲

29 **(X)** \_\_\_\_\_  
30 Party's Signature ▲ Print Name Here: ► Date ▲