



Butler Area Sewer Authority
100 Litman Road
Butler, PA 16001
(p) 724-282-1978 (f) 724-282-7656

ESCROW AGREEMENT

Seller(s): _____

Buyer(s): _____

Escrow Agent: _____

Fax No.: _____

E-mail Address: _____

Property's Physical Address: _____

Tax Parcel No(s): _____

Expected date of Settlement: _____

Select appropriate Escrow condition by checking the box and completing the required information.

Contractor Estimate Provided:

The undersigned Seller(s)/ Buyer(s) hereby agree(s) to place the sum of \$_____ from Seller's/Sellers'/ proceeds Buyer's/Buyers' proceeds in escrow with Escrow Agent until the work necessary to correct the deficiencies and/or conditions identified in the Notice of Failure sent by BASA (Exhibit "A") is completed, inspected and approved by BASA. If approved, a Document of Certification will be issued and BASA will send an authorization to the Escrow Agent to release the funds to the contractor for the work covered by the Proposal, as reference herein.

Seller(s) / Buyer(s) (hereby authorize(s) _____ (Contractor) to complete in accordance with the Proposal dated _____, 20___; and signed by the Contractor on _____, 20___ (Exhibit "B").



No Contractor Estimate:

(To allow transfer in the event no contractor estimate is obtained prior to closing)

The Seller(s) / Buyer(s) hereby agree to place the sum of **\$5,000.00** in escrow from their proceeds until the required dye testing and inspection of the sanitary sewer service lateral has been completed by the Butler Area Sewer Authority. In the event the property fails said testing and inspection and corrective action is necessary, the Seller(s) / Buyer(s) shall retain a qualified contractor to perform the necessary corrective action. Upon completion of the work and the inspection and approval of the work and re-testing of the premises, if required, by the Butler Area Sewer Authority, the Seller(s) / Buyer(s) shall fax the escrow agent _____ (Fax No. ____ - ____ - ____) a copy of the Document of Certification issued by the Butler Area Sewer Authority as authorization to release the funds to the contractor.

No Realty Inflow/Infiltration Inspection Completed:

(To allow transfer to close in the event Realty Transfer Inflow/Infiltration Inspection cannot be performed prior to closing)

The Seller(s) / Buyer(s) hereby agree to place the sum of **\$5,000.00** in escrow from their proceeds until the required dye testing and inspection of the sanitary sewer service lateral has been completed by the Butler Area Sewer Authority. In the event the property fails said testing and inspection and corrective action is necessary, the Seller(s) / Buyer(s) shall retain a qualified contractor to perform the necessary corrective action. Upon completion of the work and the inspection and approval of the work and re-testing of the premises, if required, by the Butler Area Sewer Authority, the Seller(s) / Buyer(s) shall fax the escrow agent _____ (Fax No. ____ - ____ - ____) a copy of the Document of Certification issued by the Butler Area Sewer Authority as authorization to release the funds to the contractor.

Select Responsible Party

Seller(s) / Buyer(s) shall be responsible to have deficiencies and/or conditions repaired within sixty (60) days of the closing.

Seller(s) / Buyer(s) shall be responsible for any costs of repairs which exceed the amount of the escrow.

Any funds remaining in escrow shall be refunded to Seller(s) / Buyer(s).

The parties understand and agree that _____
is acting as an escrow agent, without compensation, and can only release the escrowed funds as
set forth herein.

The parties have hereunto set their hands and seals this ____ day of _____, 20_____.

Signature of Witness for the Seller(s)

Signature(s) of Seller(s)

Type or Print Name of Witness for Seller(s)

Type or Print Name of
Seller(s)

Signature of Witness for the Buyer(s)

Signature(s) of Buyer(s)

Type or Print Name of Witness for Buyer(s)

Type or Print Name of
Buyer(s)

Escrow Agent Company Name

Signature of Escrow Agent Representative