



10850 Old County Road 15, Suite 100
Plymouth, MN 55441
Phone: 763-489-3240
Fax: 763-207-1092

NON-LENDER REQUIRED
WORK COMPLETION ESCROW AGREEMENT

Date: December 7,
2023

File No.: 59897

Buyer: Wooddale Homes LLC
Seller: Angela Larson and Christopher Larson
Builder:
Property Address: 1650 Shadywood Road, Orono, MN 55391
Escrow Agent: CHB Title, LLC

It is mutually agreed Seller has not completed or performed certain requirements or conditions of the sale agreement between the parties as follows:

Sewer repair/capping

SHS
Buyer
Initials

It is further agreed that the Escrow Agent may nevertheless complete the closing and settlement of this transaction in accordance with instructions previously given, and in consideration thereof, Buyer agrees to complete or perform the above listed requirements or conditions of the sale agreement on or before _____ and deposits with CHB Title, LLC the sum of Three thousand five hundred Dollars (\$3,500.00) which money shall be held by the Escrow Agent to indemnify CHB Title, LLC from any loss or damage whatsoever may suffer including any title insurance liabilities, as a result of the failure or delay of the Buyer to so complete or perform as agreed.

At the request of the Seller and Buyer, CHB Title, LLC may disburse the funds deposited herewith as follows:

- Payments to other parties in exchange for receipts, releases or satisfactions of all the requirements or conditions listed above.
- Payments to Buyer in exchange for receipts, releases or satisfactions of all the requirements or conditions listed above.

SHS
Buyer
Initials

This escrow is for the completion of the items escrowed for and listed above only. It is not for quality of workmanship on these items or for warranty of items previously completed in the home, including any punch list items determined by the Buyer and Builder

The balance of all remaining funds after completing or performing the requirements or conditions shall be paid over to the Buyer.

Buyer(s):
Wooddale Homes LLC

BY: _____

Seller:

Angela Larson

Christopher Larson

Builder:

BY: _____

Escrow Agent:
CHB Title, LLC

CONTACT INFORMATION:

Buyer(s):
Email: _____

Cell Phone: _____

Cell Phone: _____

Builder:
Email: _____

Cell Phone: _____

Office Phone: _____

angielarson@comcast.
net