

MISSOURI DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DIVISION

JOB NUMBER

DOWN PAYMENT ESCROW AGREEMENT

COUNTY	ROUTE	PARCEL	FEDERAL NUMBER
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This agreement made and entered into by and between the Missouri Highway and Transportation Commission, hereinafter called "Commission," and _____

hereinafter called "Purchasers," and _____, hereinafter called "Escrow Agent."

Whereas, Commission has acquired certain property upon which Purchasers maintained their permanent residence, thereby requiring the Purchasers to move from said property, and

Whereas, pursuant to the Relocation Assistance Program applicable to the acquisition of said property by Commission, Purchasers are entitled to receive a relocation assistance payment which has been determined to be _____ Dollars to enable Purchasers to make a down payment on a replacement dwelling, which is decent, safe and sanitary.

NOW, Therefore, it is Agreed as Follows:

1. Commission will deposit with Escrow Agent for the benefit of Purchasers of total sum of _____ Dollars subject to the hereinafter specified conditions.
2. If Purchasers shall complete the acquisition of a decent, safe and sanitary replacement dwelling by taking title in fee simple thereto and shall actually occupy said property as their permanent dwelling, then they shall be entitled to have the amount deposited in escrow, as above set out, released to their benefit as a down payment, or a part thereof, on said replacement dwelling.
3. If Purchasers provide the money for the down payment initially, then the amount deposited in escrow shall be released to Purchasers. If any other person has advanced to Purchasers for their benefit the down payment, the amount deposited in escrow shall be released to such person making the advance of the down payment.
4. Upon the completion of the purchase of said replacement dwelling by Purchasers and their actually occupying same, Escrow Agent will release immediately the amount deposited with it in escrow as directed by Commission, obtain a signed receipt therefore and forward a copy of such receipt to the local Missouri Department of Transportation District Engineer.
5. This agreement and the deposit in escrow is made on conditions that Purchasers actually make a down payment in the amount of \$ _____ in the purchase of a decent, safe and sanitary replacement dwelling. In the event Purchasers do not make a down payment in an amount equal to or greater than that specified in the preceding sentence, the deposit in escrow will not be released.
6. This agreement and the deposit in escrow are made on the further condition that Purchasers actually purchase and occupy a decent, safe and sanitary replacement dwelling within one year from the latter of (1) the date that he/she actually moves from the displacement dwelling, or (2) the date he/she receives final payment for the displacement dwelling.
7. In the event purchasers do not comply with the conditions specified above and upon written request from the Commission, the Escrow Agent shall return the money deposited in escrow to the Commission within 10 days of the Commission's request.
8. The undersigned purchaser certifies to being a citizen of the U.S. or an alien that is lawfully present in the U.S.

MISSOURI HIGHWAY & TRANSPORTATION COMMISSION			
ESCROW AGENT	DATE	DISTRICT ENGINEER	DATE
PURCHASER	DATE	PURCHASER	DATE
PURCHASER	DATE	PURCHASER	DATE