

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

1 The undersigned Parties agree that the \_\_\_\_\_  
2 insert type of contract, e.g., offer to purchase, lease, option, etc. (Contract) dated \_\_\_\_\_, for the  
3 property located at \_\_\_\_\_,  
4 in the \_\_\_\_\_ of \_\_\_\_\_, State of Wisconsin, is canceled and the Parties hereby  
5 release all of their right, title, and interest in and to the Contract, and any and all claims arising out of the transaction.

6 The Parties hereby release the **Firms and their licensees** from any and all liability for disbursing **trust funds** as directed  
7 and hereby authorize and direct the **Firm or third party holding the earnest money or other trust funds** to disburse the  
8 trust funds held on behalf of the Parties as follows:

9 \$ \_\_\_\_\_ shall be disbursed to \_\_\_\_\_

10 **Address (optional):** \_\_\_\_\_

11 \$ \_\_\_\_\_ shall be disbursed to \_\_\_\_\_

12 **Address (optional):** \_\_\_\_\_

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

17 **NOTE: The Party initiating this CAMR may withdraw the CAMR prior to acceptance and delivery as provided at**  
18 **lines 13-16.**

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 ▲

