

The Glen 10 Day Lot Reservation Agreement

It is agreed by the Seller, Cross Keys Development L.L.C., and the Purchaser, _____, that Lot _____ of The Glen at Cross Keys will be reserved for a period of 10 days. It is understood that the base price of this Lot and improvements shall be \$_____.

A \$1,000.00 deposit shall be given to the Seller's agent, ERA – Kline And May Realty, in good faith to hold the Lot. If the Purchaser is represented by another firm the deposit shall be made payable to the Purchaser's agent's firm.

If the Purchaser and the Seller do not enter into a Contract to purchase the above referenced Lot within the specified time frame, this agreement shall immediately become null and void, and the \$1,000.00 deposit shall be returned to the Purchaser.

When the Purchaser enters into a Contract with the Seller to purchase this Lot, the Purchaser shall make an additional deposit of \$1,000, bringing the total deposit to \$2000 if upgrades and options are under \$10,000 and \$3,000 bringing the total deposit to \$4,000 if upgrades and options are over \$10,000. The entire deposit shall be credited to the Purchaser at settlement.

Purchaser certifies that the purchase of this Lot: is _____ is not _____ contingent upon the sale of another property.

Purchaser certifies that Purchaser: is _____ is not _____ represented by a real estate agent in this transaction.

Purchaser's Agent _____

Firm Name _____

This agreement is not assignable or transferable by Purchaser without Seller's written consent.

Purchaser Date

Purchaser Date

Seller - J. S. Scripture – Manager Date
Cross Keys Development L.L.C.

Deposit Check # _____ Received by: _____
Date: _____