



RESERVATION AGREEMENT

CEDAR BANKS LANDING CONDOMINIUM RESERVATION AGREEMENT

This Reservation is made this _____ day of _____, 2022 between Cedar Banks Landing, LLC With an address of 4665 Route 6 Eastham, MA 02642

The Prospective Buyer hereby reserves Unit NO. _____ in Cedar Banks Landing LLC Barnstable County, Massachusetts (the "UNIT") with a deposit in the amount of \$1,000.00 receipt of which is hereby acknowledged by the seller, which is made and accepted upon the following terms and conditions:

1. The deposit shall be delivered to Sotheby's Gibson, "Escrow Agent" and deposited by Escrow Agent and duly applied to the purchase price of the unit.
2. Within **21 days** after the date of this Agreement the Seller and Prospective Buyer shall execute a mutually satisfactory Purchase and Sale Agreement, with a total deposit amount of a minimum of 5% of the Purchase Price, setting forth all of the terms and conditions of this transaction, which shall then become the agreement of the parties.
3. This Reservation Agreement shall automatically terminate, and the deposit shall be refunded if the Purchase and Sale Agreement is not executed by said date. The parties hereto reserve the right to cancel this Agreement by delivering written notice of termination to the other party, at any time prior to execution of a Purchase and Sale Agreement at which time any deposits shall be promptly refunded. All deposits shall become non-refundable upon signing the purchase and sale agreement.
4. Prospective Buyer may not transfer the rights under this Reservation without the prior written consent of Seller, and any purported transfer without the consent of Seller is voidable at the sole discretion of Seller.
5. Seller reserves the unconditional right to make adjustments to the plans and specifications for the project in its entirety and for this unit at any time at its sole discretion.

EASTHAM, MA

CEDAR BANKS

EST. 2019



LANDING

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6. The agreed upon purchase price for the unit is \$_____ (unit purchase price).
 7. This Reservation is subject buyer obtaining mortgage financing in the amount of \$_____ ; (delete if no mortgage contingency).
 8. Prospective buyer to provide lender pre-approval or proof of funds. Agent must accompany Mandatory MA Agency Form with reservation.

Prospective Buyer(S):

Buyers Name: Print & Sign

Buyers Name: Print & Sign

Address

Email

Telephone

Real Estate Agent

Email

Telephone

Cedar Banks Landing LLC
Representative

Print & Sign

EASTHAM, MA