



THE FAIRWAYS
HAVERHILL, MASSACHUSETTS

UNIT RESERVATION FORM

Date: _____

Condominium Unit No. _____

Unit Price: \$ _____

Reservation Period: The ten (10) day period beginning on the date of this Unit Reservation Form.

Purchase and Sale Date _____ Financing Date _____ \$ _____ or Cash

Closing Date _____ House To Sell Yes No

Price Includes _____

THE FAIRWAYS
HAVERHILL, MASSACHUSETTS

BUYER: _____

BUYER: _____

(Street and Number)

(Street and Number)

(Telephone Number)

(Telephone Number)

SELLER: **FAIRWAY OAKS, LLC.**

The BUYER named above has made a deposit of one thousand dollars (\$1,000.00) with the SELLER in consideration of which deposit the SELLER agrees not to sell the unit listed above ("the Unit") to anyone other than the BUYER during the Reservation Period.

MAKE CHECK PAYABLE TO: FAIRWAY OAKS, LLC.

Within the Reservation Period, the BUYER shall either:

- (a) Sign two counterparts of the attached Purchase and Sale Agreement and return them to the SELLER, along with a check in an amount equal to ten percent (10%) of the purchase price of the Unit (minus the \$1,000.00) deposited with this Unit Reservation Form; or
- (b) Notify the SELLER in writing that the BUYER has elected not to purchase the Unit, in which case the one thousand dollars (\$1,000.00) deposited by the BUYER with this Unit Reservation Form shall be promptly refunded to the BUYER, and the BUYER shall have no interest or claim to the Unit; or

- (c) If within the Reservation Period the BUYER does not sign two (2) counterparts of the attached Purchase and Sale Agreement and deliver the same to the SELLER, along with the deposit set forth in paragraph (a), or if the BUYER does not give written notice within the Reservation Period to the SELLER that the BUYER has decided not to purchase the unit as set forth in paragraph (b), then, and in either of those events, the SELLER shall keep and retain, as the SELLER'S own property, the one thousand dollar (\$1,000.00) deposit which the BUYER has made with this Unit Reservation, and the BUYER shall have no interest or claim to the Unit.

The BUYER shall not be entitled to assign BUYER'S rights under this Reservation Agreement to any other person, firm or corporation without SELLER'S prior written consent.

The BUYER acknowledges that *THE FAIRWAYS* is a "55 year and older" project. There are restrictions contained in the condominium documents, which contain rules and regulations regarding age requirements for the Buyers and occupants of the units and restrictions on transfer and leasing.

Time is of the essence of this Unit Reservation.

Executed as an instrument under seal at Haverhill, Massachusetts, on the date written above.

BUYER:

SELLER:

FAIRWAY OAKS, LLC.

Member