



RESERVATION AGREEMENT

_____MicroMansions_LLC_____, hereinafter called “Seller”, acknowledges receipt from _____, hereinafter called “Purchaser”, of the sum of One Thousand Dollars (\$1,000.00) in the form of an electronic deposit() or check() (“Lot Reservation Deposit”) for the reservation of the Block/Lot #_____ in _____Home Base_____ (“microMansions Development”), a development located in Sedgwick County, Kansas.

Seller is in the process of developing and obtaining local approvals for the microMansion Development. Purchaser acknowledges that Seller is not able at this time to accept binding agreements to purchase Blocks/Lots in the project. However, Purchaser desires to obtain a preference and reserve the first opportunity to purchase Block/Lot _____ when and if Seller obtains approvals and is otherwise permitted to accept binding agreements to purchase Blocks/Lots in microMansions Development. By committing to purchase a Block/Lot in the microMansions Development, Purchaser shall agree to work with Seller regarding the development and construction of Purchaser’s microMansion on such Block/Lot and acknowledges that such Block/Lot shall be used solely for the development of a microMansion. This form is not to be construed as negotiation for the sale of the subject property, and it is strictly to be used to hold Purchaser’s place in line if and when the project is approved.

Seller and Purchaser agree that the Lot Reservation Deposit and signed copy of this Reservation Agreement shall be placed in an escrow depository with Security 1st Title Company in accordance with the Escrow Agreement attached hereto.

At such time as Seller is able to accept a binding agreement to purchase (the “Purchase Agreement”) a Block/Lot in the development and execute a building contract with Seller as builder (the “Building Contract”), Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase a Block/Lot #_____. The purchase price and other terms or purchase will be set forth in the Purchase Agreement. If Purchaser elects to execute the Purchase Agreement, the above deposit shall be treated as a lot reservation deposit thereunder and shall apply toward the purchase price of the Block/Lot.

Execution (signing) of this Reservation Agreement is an acknowledgment of Purchaser’s intent to purchase and Seller’s intent to sell the above described Block/Lot in the microMansions Development. Seller and Purchaser has the ability to terminate this Lot Reservation agreement on or before December 2019. In the event of cancellation or termination of the Lot Reservation Agreement, the Lot Reservation Deposit shall be returned to Purchaser, pursuant to written authorization of Seller and Purchaser.

[Signatures follow]

Dated this _____ day of _____, 20_____.

SELLER:

MicroMansions LLC

BY: _____

PURCHASER:

BY: _____

BY: _____

Purchaser's Name: _____ E-mail: _____

Address: _____ City/State/Zip: _____

Fax: _____ Phone: _____

ESCROW AGREEMENT

This Escrow Agreement is by and among Security 1st Title “Escrow Agent”, MicroMansions LLC, the “Seller”, and _____, the “Purchaser” of Block/Lot # _____ in the microMansions Development.

Escrow Agent, Seller and Purchaser hereby agree that all funds of Purchaser and a signed copy of the attached Reservation Agreement shall be placed in an escrow depository at Security 1st Title.

Escrow Agent further agrees to accept such funds subject to the right of Purchaser to withdraw said funds from escrow only: (i) pursuant to written authorization of Purchaser and Seller, (ii) pursuant to a court order, or (iii) when a transaction for Block/Lot # _____ is closed according to an agreement of Purchaser and Seller.

Dated this _____ day of _____, 20_____.

SELLER:

[MicroMansions LLC]

BY: _____

PURCHASER:

BY: _____

BY: _____

ESCROW AGENT:

Security 1st Title Company

BY: _____