



RESIDENTIAL LOT RESERVATION AGREEMENT



This reservation was made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between All Saints Mountain Range Investments, Sociedad de Responsabilidad Limitada, a Costa Rican corporation known throughout as Seller, and the undersigned known throughout as Buyer.

The Buyer hereby reserves the right to purchase Lot Number \_\_\_\_\_ that will have road, power, water, entry/guard feature, CC&Rs, and private golf club membership. The lot is located in San Buenas Golf Resort, Phase \_\_\_\_, a new golf course community in the Country of Costa Rica located on the South Pacific Coast. This Lot will be sold Fee Simple. The Buyer will purchase the lot for the purchase price of \_\_\_\_\_, in U.S. Currency. Upon the receipt of the deposit in the amount of \$5000 in U.S. Currency and acknowledged by Seller, this reservation is accepted upon the following terms and conditions:

A. The Buyer Agrees to pay the initial deposit/down-payment of \$5000 that will be held by Paradise Brokers for a period of ten days from the date this agreement is signed. If the Buyer declines to pursue purchase of the lot for any reason within this ten day period, the check will be refunded. After ten (10) days, the initial deposit/down-payment will be non-refundable. This initial deposit/down-payment will be applied toward the final purchase price of the lot. The Buyer will then have thirty (30) days to transfer the outstanding balance due for purchase of the lot.

B. The deposit shall be delivered to a representative of Paradise Brokers, if not wired directly into the Seller's account, within five (5) business days of the signing of this reservation.

C. Prospective Buyer may transfer the rights under this Reservation with written consent of the Seller. Without written consent of the Seller, this Reservation is subject to cancellation at the sole discretion of the Seller.

D. The deposit/down payment can be made by a wire transfer. (Forms to be provided on request)

Buyer Information: (Please, PRINT your information as it would appear in legal documents)
Full Name: \_\_\_\_\_ Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
Email: \_\_\_\_\_ SSN: \_\_\_\_\_ Passport #: \_\_\_\_\_ Country: \_\_\_\_\_

By signature below, I/We acknowledge the above as a binding contract:

Buyer(s) \_\_\_\_\_ (Date) \_\_\_\_\_

All Saints Mountain Range Investments, Sociedad de Responsabilidad Limitada \_\_\_\_\_ (Date) \_\_\_\_\_
Seller