RESERVATION AGREEMENT

THIS IS A TENTATIVE RESERVATION AGREEMENT AND IS NOT A BINDING CONTRACT

HW Builders, LLC. hereinafter called "Seller", acknowledges receipt from _____, hereinafter called "Purchaser", of the sum of **One Thousand** Dollars ($**1,000.00**) for the reservation of Unit _____ in _____ _____ a proposed condominium located in **South Portland, ME .**

Seller is in the process of constructing _____ Purchaser acknowledges that Seller is not able at this time to accept binding agreements to purchase certain Units in the project. However, _____ desires to obtain a preference and reserve the first opportunity to purchase **Unit** when and if the Seller is able to accept a binding agreement to purchase the above referenced unit in the condominium project.

Seller and Purchaser agree that the aforesaid deposit and a signed copy of this Reservation Agreement shall be placed in the following escrow depository in accordance with the escrow agreement attached hereto:

F.O. Bailey Real Estate, Falmouth ME .

At such time as Seller can accept a binding agreement to purchase the above referenced unit in _____, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase Unit _____. The purchase price and other terms of purchase will be set forth in the agreement to purchase. If Purchaser elects to execute the agreement to purchase, the above deposit shall be treated as earnest money thereunder and shall apply toward the purchase price of the unit.

In the event _____ does not execute the agreement to purchase within ___ _____ ____ days after delivery of the agreement to Purchaser by Seller, Seller may elect to terminate this Reservation Agreement by instructing escrow agent to refund the Purchaser the above deposit in full.

Execution (signing) of this Reservation Agreement does not create a binding contractual obligation to buy or sell on the part of either the Seller or Purchaser. Either party may cancel this Reservation without incurring liability to the other at any time until Purchaser has executed an

agreement to purchase the above described unit. In the event of cancellation by either party, the aforesaid deposit shall be promptly returned to Purchaser without charge.

Dated this _____ day of_____, 20_____.

SELLER

_____

_____

PURCHASER

_____

_____

ESCROW AGREEMENT

This escrow agreement is by and among **F. O. Baile Real Estate** "Escrow Agent", **HW Builders, LLC.** Seller", and _____,the "Purchaser" of Unit _____ in _____, a condominium project in **South Portland**, Maine.

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 the following escrow depository:

F.O Bailey Real Estate,
Falmouth, ME 04105

Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of the seller unless and until the Purchaser executed an agreement to purchase the above described Unit _____, which agreement to purchase will thereby be substituted for the Reservation Agreement.

Dated this _____day of _____, 20_____.

SELLER

_____

_____

ESCROW AGENT

_____

_____

PURCHASER

_____

_____