Buyer: _____

Date: _____

Storage You Can OWN

# Racine GarageCondos by Dream Storage

## Unit Reservation Agreement & Escrow Instructions

This Agreement between Racine GarageCondos by Dream Storage, LLC. (hereinafter "Seller") and the undersigned Prospective Purchaser (hereinafter "Buyer") is to confirm the Buyer's intent to purchase a specific Condominium Unit at the Racine Garage Condos facility at the purchase price, stated below.

**Unit Number(s):**_____ **Base Purchase Price: $**_____ **Deposit Received: $ 1,000**
$1,000 /unit

***Please make deposit check payable to:*** **First Integrity Title Company**

**RECEIPT AND CONDITION OF RECEIPT -** Seller herewith acknowledges receipt of the Reservation Deposit from the Buyer identified below. Neither Buyer nor Seller is obligated to the purchase or sale of a unit until and unless a written Purchase and Sales Agreement (hereinafter "PSA") has been executed by Seller and Buyer. When executed, the PSA shall supersede and replace this Reservation Agreement, and the Deposit will remain a credit to Buyer toward Closing. Either party may terminate this agreement upon written notice to the other prior to the PSA execution and Deposit will be returned to the Buyer.

**OBLIGATION OF SELLER -** This Reservation Agreement is intended only as an obligation for the Seller to first offer the above specified Unit to the Buyer at the herein stated price at the time of execution of a PSA. The Reservation Deposit paid by Buyer shall be deposited into a non-interest-bearing Trust Account with ***First Integrity Title Company***, a title insurance company licensed to conduct business in the State of Colorado.

At a date closer to the start of construction of the project, Seller will offer to Buyer the opportunity to review and execute the PSA to formalize the obligations, benefits and specifics relative to the transaction.

**ACKNOWLEDGEMENTS BY BUYER -** The Buyer acknowledges that this Reservation Agreement does not constitute agreement by the Seller to construct the proposed building(s) or complete construction of the proposed building(s) by a specified date. Further, prices on other units are subject to change until such time as the Seller and Buyer execute a final PSA. The Buyer further acknowledges that a binding agreement to purchase a GarageCondo Unit will be reached, if at all, only upon execution of a PSA by Buyer and Seller.

Buyer shall have five (5) business days following the Seller's official delivery of the PSA to Buyer to execute and deliver the PSA and additional earnest money deposit. Failure to do so shall cancel this reservation and cause the subject unit to be re-priced based on the then-current price sheet. Upon execution of a PSA by Buyer and Seller, the initial Reservation Deposit shall be combined with the additional deposit, if required, credited to the Earnest Money Deposit for the PSA, and become subject to the terms and conditions of the PSA.

Buyer further acknowledges that the construction of the project is subject to regulatory approvals and market conditions beyond the control of the Seller, and Seller may, at Seller's sole discretion, elect to not construct the project – in which case the Buyers deposit shall be promptly refunded.

**NOTICES and Electronic Signatres**: Any notice required or permitted to be given by this Agreement shall be (i) given in writing and (ii) personally delivered or mailed, by prepaid certified mail, overnight courier, or transmitted by electronic mail transmitted to the party to whom such notice is directed to the applicable address or email, set forth below. (The tender of the PSA shall not be considered a Notice). The parties consent to the use of electronic signatures.

_____
**Buyer's Signature(s)**

_____
**Print Name(s)**

_____
**Street Address**

_____
**City, State, Zip**

_____
**Buyer's Email**

( )_____
**Buyer's Phone(s)**

_____
**Glenn McWilliams** (303) 518-2353 / glenn@garagecondos.com
on behalf of **Racine GarageCondos by Dream Storage, LLC**

***Please send this completed form & deposit to:*** **The Racine GarageCondos by Dream Storage, LLC,**
**5528 S. Fort Apache Rd. Las Vegas, NV 89148**