



# Purchase Reservation Agreement

Purchase Reservation Number

Name of Buyer

Name 2 (Spouse, Relative, Other):

Address:

Tel.

Cel.

Email:

Model Interested in:

tribeca

soho

nolita

the loft

the lounge

If Represented By Broker:

**Christiano Sampaio**

Name of Broker

**Windermere Properties**

Broker's Company:

**Windermere Properties**

Tel.

**(310)432-5282**

Cel.

**(310)902-0616**

Email

**chris@loftway.com**

Deposit Information:

Check or Wire Number:

Issuing Bank:

City, Issuing Bank:

1.- This Purchase Reservation Agreement must be completely filled out and delivered in order to receive a Purchase Reservation Number.

2.- The Purchase Reservation Number guarantees each buyer a designated slot to participate in the Sales Confirmation Event.

3.- The Deposit. A deposit of US \$5,000 Dlls. (Five Thousand Dollars 00/100) must be received with this Purchase Reservation Agreement in order to receive a Purchase Reservation number.

3.1 The deposit will be cashed and is fully refundable if the purchase is not confirmed on or before the date of our Sales Confirmation event. Deposits will be accepted in the form of a personal check, cashiers check or wire-transfer deposit.

3.2. The deposit must be made payable to INHOGA GROUP. Should the buyer prefers to use escrow, it can be made out to FRST AMERICAN TITLE.

3.3 Should the buyer be represented by a Broker, the Broker may provide a temporary deposit to be respected no more than 14 days while the buyer's check or wire transfer is received. Should the buyers check fail to arrive, the Purchase Reservation Agreement will be cancelled and the Purchase Reservation Number will be eliminated.

3.4 Brokers will be allowed a maximum of three checks in this temporary basis at the same time.

4.-The Promissory Purchase & Sale Contract. Fifteen days prior to the date of our Sales Confirmation Event, all Purchase Reservation holders will receive the Promissory Purchase & Sale Contract to review and comply with its content.

5.- The Sales Confirmation Event. All buyers will be allocated a slot within the Sales Confirmation Event in accordance to their Purchase Reservation Number. Should the buyer confirm his desire to purchase a home, he will be able to choose the location of this unit from the

inventory available. As pricing is determined by our Five Star Pricing System, the amount to be paid will be determined according to the respective location of the house.

5.1.- If the buyer is not present, he must sign a waiver document to delegate representation to his broker or another individual.

6.- Purchase Confirmation. The purchase confirmation must be accompanied by the following:

- A payment of 10% of the total price of the unit sold.
- Signed Promissory Purchase and Sales Contract

- Promissory Payment notes

6.1 This confirmation payment must be made during or before the Sales Confirmation Event and is payable to INHOGA GROUP. Should the buyer prefer to use escrow; it can be made out to FRST AMERICAN TITLE.

6.2 If the buyer is not present, he is still obligated to fulfill payment of his confirmation payment. This amount will be determined before the Sales Confirmation Event. Should he decide not to confirm the purchase, his assigned confirmation payment will be fully refunded.

6.3 If the buyer is not present, he will have a 45 day period to sign and return the Promissory Purchase & Sale Contract as well as the respective Promissory Payment Notes. After this period if the Contract and Notes are not received, his purchase will be considered as not confirmed, and the Unit chosen can therefore be assigned to another buyer.

7.- Down Payment. The buyer must pay a down payment of an additional 15% of the total price of the Unit selected.

7.1.- This additional 15% can be made in six equal monthly payments, starting the immediate month after the Sales Confirmation Event.

7.2.- If the Unit selected has a delivery date before the six months, then the 15% will have to be made in the months available before delivery.

7.3.- This down payment is made payable to INHOGA GROUP. If the buyer prefers to use escrow services, the confirmation payment must be made to First American Title.

8.- The-Remaining Payment. The 75% of the total price of the Unit selected must be paid upon delivery of the finished Unit.

| PAYMENT | Purchase Reservation  | Confirmation Payment | Down Payment       | Remaining Payment              |
|---------|-----------------------|----------------------|--------------------|--------------------------------|
| AMOUNT  | \$5,000.00            | 10% of Price         | 15% of Price       | 75% of Price                   |
| DUE     | Before Sales Confirm. | On Sales Confirm.    | 6 Monthly Payments | Upon Delivery of Finished Unit |

9.- Mortgage Payments. If the buyer wants to make his 75% remaining payment by through a mortgage or other financing, he would need to present a Letter of Credit Pre-Approval for the amount needed, before the Sales Confirmation Event. This Letter of Credit Pre-Approval can be issued by our company, for which we will need to be provided with some corresponding credit history documentation.

10.- Financing Options. Various financing offers will be available upon request by buyer.

11.- Discounts. Especial discounts from the price list are available for cash payments and volume buyers.

12.- Change of buyer. There will be a penalization fee for changing buyer before the delivery date and final signing over of the condo unit purchased.

13.- If the units are sold out before all the purchase Reservation Numbers are called, the remaining customers holding a Reservation Number will have their check refunded in 30 days.

14.- Any modifications or other rules and procedures not considered in this Purchase Reservation Agreement will be announced for all buyers before the Sales Confirmation Event.

This Purchase Reservation Agreement is made by and between the following parties:

Buyer's Name

Date

Signature

Waterfalls at Malibu

Date

Signature