



MAXWELL WOODS
Live Simply. Live Well.

UNIT RESERVATION AGREEMENT

Date:

Unit No.:

Maxwell Woods Drive Cape Elizabeth, ME 04107

Reservation Deposit: \$1,000

Seller/Declarant: Maxwell Woods LLC

Address: 18 Ocean Street Suite 3 South Portland, ME 04016

Phone: (207) 767-2104

E-mail address: jfitz@fitzpatrickassociatesinc.com

Name of Purchaser(s):

Address:

Phone:

Alt Phone:

E-mail address:

The undersigned Purchaser(s) has/have made a Reservation Deposit in the amount of \$1,000, receipt of which is acknowledged by Portside Real Estate Group ("Broker"). The Reservation Deposit will be deposited by Broker into and held in a non-interest bearing escrow account in an insured financial institution.

Declarant agrees not to offer for sale to any other person the Unit identified hereinabove located at Maxwell Woods, Cape Elizabeth, Maine, for a period of **60 days** from the date hereof. Within this period the Buyer will work with the developer to customize and price out their reserved Unit.



Upon notice that the final price has been determined the Buyer will have 7 business days to review and sign a contract with the seller. A 10% non-refundable deposit will be due upon notice from the developer that unit construction will begin within 15 business days from notice.

If the undersigned Purchaser executes, within said period, a Unit Purchase and Sale Agreement in the form provided by Declarant, then the Reservation Deposit will be applied toward the purchase price of the Unit under said Unit Purchase and Sale Agreement. If Purchaser does not execute a Unit Purchase and Sale Agreement within said period, then the Reservation Deposit shall be returned to Purchaser and all obligations of the parties to each other shall thereupon terminate.

An additional 10% non-refundable deposit will be required per the Purchase and Sale Agreement after the Buyer's unit is shelled at the watertight stage of construction (siding, windows, doors, and roofing).

The Purchase and Sale Agreement may not be contingent upon financing.

Up to the time of signing a formalized contract and delivering the 10% deposit to the Seller either party may declare the reservation agreement null and void.

Purchaser acknowledges that he/she/they have had the opportunity to review the Maxwell Woods Public Offering Statement.

This Reservation Agreement does not constitute a purchase and sale agreement, a contract of sale or an unconditional offer to sell the Unit to Purchaser.

Maxwell Woods LLC

Purchaser

Purchaser

Portside Real Estate Group