

# Sunset Valley Estates - Real Estate Reservation Agreement

Lot(s) Number \_\_\_\_\_ Total Purchase Price: US\$ \_\_\_\_\_  
Lot(s) Number \_\_\_\_\_ Total Purchase Price: US\$ \_\_\_\_\_

**Total Purchase Price for ALL LOTS:** US\$ \_\_\_\_\_

**Name to Appear on Title** (please print clearly)

- (a) Individual (100% ownership): \_\_\_\_\_
- (b) Married couple (joint ownership): \_\_\_\_\_
- (c) Individuals (& % ownership): \_\_\_\_\_
- (d) Business: \_\_\_\_\_
- (e) Self-Directed IRA: \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State/Province:** \_\_\_\_\_  
**Zip/Postal Code:** \_\_\_\_\_ **Country:** \_\_\_\_\_  
**Home Phone #:** \_\_\_\_\_ **Business Phone #:** \_\_\_\_\_  
**Cell Phone #:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Deposit**

- (a) **Individual(s) or Business:** US\$5,000 PER LOT x \_\_\_\_\_ lot(s) = US\$ \_\_\_\_\_
- (b) **Self-directed IRA:** No deposit = US\$ \_\_\_\_\_

**IMPORTANT!** Credit cards will not be processed/checks will not be deposited **BEFORE** the 8th day following the date of buyer's signature below. Deposit amount will be deducted from total purchase price to be paid. **TO CANCEL this reservation**, Sunset Valley Estates, Inc. must receive a written **cancellation notice** from buyer **BEFORE said 8th day**. The cancellation must be signed and dated. Fax to 1.809.571.2406  
There are **NO REFUNDS** on the deposit once this deadline has passed and payment has been received by us.

**Deposit Payment Type** (please print clearly)

(1) **Check/Money Order/Cashier's Check:** Amount: US\$ \_\_\_\_\_ Check #: \_\_\_\_\_  
(Make check payable to Sunset Valley Estates Inc.)

(2) **Credit Card:** Amount: US\$ \_\_\_\_\_ Card #: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_ Security Code: \_\_\_\_\_ (front or back of card)  
Name on Credit Card: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State/Province: \_\_\_\_\_  
Zip/Postal Code: \_\_\_\_\_ Country: \_\_\_\_\_

**Financing:** I am interested in owner financing this purchase. \_\_\_yes / \_\_\_no  
(Note: a finance fee of 5% of the amount being financed applies for down payments less than 40%.)

**Closing:** For cash sales, full payment of the total purchase price and closing costs are due within 45 days of Buyer's signature date below. If owner financing, the non-financed portion of the total purchase price and closing costs are due within said 45 days. Closing costs are 2.5% of the total purchase price. A penalty of 1% of the amount due (full payment or down payment) will be assessed for each 30 days the payment is late. We reserve the right to cancel this reservation, with no refund of the deposit, if the full payment or down payment is late more than 90 days.

**The undersigned has read and understands the terms of this Agreement, and agrees to review the information at [www.oceanstarestates.com](http://www.oceanstarestates.com) as due diligence during the cancellation period:**

Buyer's signature: \_\_\_\_\_ Date: \_\_\_\_\_

<i>Office use only</i> Processing date: _____	Referral: _____ Processor's signature: _____
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