

## Townhouse/Condominium Non-Transferable Reservation Agreement

This reservation, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Silverstone Honeysuckle LLC, Seller and \_\_\_\_\_, the undersigned Buyer. The prospective Buyer reserves Unit \_\_\_\_\_, in Building \_\_\_\_\_, the Building name of \_\_\_\_\_, City of Hayden, Idaho for a period of 15 days from the date of notification of Unit pricing. This Unit reservation is not transferable.

A deposit in the amount of \$2,000, receipt of which is hereby acknowledged by the Seller is made and accepted upon the following terms and conditions.

1. The deposit shall be made payable to Silverstone Honeysuckle LLC and will be deposited into Silverstone Honeysuckle LLC account. All interest shall accrue to the benefit of Silverstone Honeysuckle LLC. Except as hereinafter set forth, the prospective Buyer shall be entitled to a refund in full of the \$2,000 deposit at any time prior to the execution of an accepted purchase agreement.
2. If, for any reason, the prospective Buyer fails to execute a purchase contract within the 15 day time period after Unit pricing has been made available to the prospective Buyer, all provisions of this reservation shall terminate except for paragraph 4 and 5 and Silverstone Honeysuckle LLC shall immediately refund the \$2,000 to the prospective Buyer. In the event a purchase agreement is received prior to the 15 day period, the \$2,000 deposit will be credited towards Earnest Money.
3. After execution by the prospective Buyer and Silverstone Honeysuckle LLC of a purchase contract, and removal of all contingencies, no refund will be made to the prospective Buyer in any amount whatsoever and Silverstone Honeysuckle LLC shall have no liability to make any such refund.
4. This unit reservation is made without commitment to specific pricing of individual Units. Purchaser has been advised and herein acknowledges that Unit pricing will be supplied by Silverstone Honeysuckle LLC as the initiation of the 15 day notification process.
5. By signing this document, Buyer agrees that the sales agent identified below has worked diligently with Buyer concerning this transaction. Buyer further

irrevocably directs Silverstone Honeysuckle LLC that in the event Buyer purchases the unit reserved within 360 days of signing this document, whether under this Unit reservation agreement or not, that only the sales agent listed below (through sales agent's Broker), shall receive sales side portion of the real estate commission that Silverstone Honeysuckle LLC has agreed to pay. If no sales agent is identified below, Buyer agrees that Silverstone Honeysuckle LLC's agent or agents (through Silverstone Honeysuckle LLC's agent's Broker) will represent Buyer for this transaction. Buyer is notified that some members of Silverstone Honeysuckle LLC are licensed real estate agents in Idaho.

6. By executing this document, notice is given to all cooperating Brokers and sales agents that the Buyer is working with identified sales agent concerning this transaction. This property is not listed in the MLS. Notice is further given that no other cooperating Broker or sales agent is entitled to any real estate commission concerning the identified Buyer in the event Buyer closes the transaction referenced in this document and/or any other Honeysuckle Glade Unit within three hundred sixty (360) days of execution, even if this Unit reservation may have expired.
7. This document shall be deemed as the first step in entering a Real Estate Earnest Money and Sales Agreement.

Silverstone Honeysuckle LLC

Buyer

\_\_\_\_\_  
By: Wade Jacklin  
Listing Agency  
Coldwell Banker  
Schneidmiller Realty

\_\_\_\_\_  
By: Wade Jacklin  
Selling Agency  
Coldwell Banker  
Schneidmiller Realty

Date \_\_\_\_\_

By: \_\_\_\_\_  
Sales Agent

**Silverstone Honeysuckle LLC**  
**1839 N. Government Way #103**  
**Coeur d' Alene, ID 83814**  
**Phone: 208-765-6947**  
**Fax: 208-676-9584**