

RIVERWALK LANDING
RESERVATION AGREEMENT

Freeport Residential, LLC, (hereinafter “Owner”) whose address is 10 Blackfin Drive, Freeport, FL 32439, acknowledges receipt from the undersigned Prospective Tenant(s)

Name: _____

Address: _____

Telephone: _____ Email: _____

of an initial non-refundable deposit in the sum of \$1,000.00 for the reservation of Pad# _____ (the “Pad”) of Riverwalk Landing, a Fifty-Five and Older Resort Mobile Home Community (the “Park”), and said initial deposit shall reserve the Pad for 90 days (Reservation Period).

The terms and conditions upon which said initial deposit is paid are as follows:

1. The rental price for the Pad# _____ is _____ per month. The rental term shall commence on the earlier of the expiration of the Reservation Period or taking occupancy of the Pad. Notwithstanding the foregoing, if the unit is purchased through Freeport Factory Homes, rent shall not commence until the mobile home on the Tenant’s Pad has received a Certificate of Occupancy.
2. The deposit(s) paid by the Prospective Tenant will be placed in a non-interest-bearing account with Freeport Residential, LLC, whose **mailing address for Reservation Agreements is 10 Blackfin Drive, Freeport, FL 32439**, as Agent with funds being deposited in a financial institution that is federally insured as Agent may determine appropriate within its sound discretion.
3. The Prospective Tenant understands that the Owner has prepared a uniform Rental Agreement and Prospectus/Covenants; and the parties acknowledge:
 - A. The Prospective Tenant has or shall receive copies of all governing documents for Riverwalk Landing created by the Owner prior to depositing its additional deposit;
 - B. The Prospective Tenant is aware of and agrees to Owner performing a credit and background check on all applicants, and based on the reports, the Owner reserves the right

to accept or deny any Prospective Tenant, and if Tenant is not accepted by Owner, then Owner shall reimburse the deposit; and

C. The rent reflected in this Reservation Agreement will be the same rent for a period of one year.

D. Tenant acknowledges receipt of governing documents or waives right to receive a hard copy of same. _____ (initials)

4. If Tenant enters into a lease within the three-month reservation period, then it will be given a prorated credit for the number of days remaining in the reservation period, and this amount will be applied to the Tenant's security deposit in the lease and if any funds are remaining then to the first rental period.

If Tenant does not enter into a Lease prior to the end of the Reservation Period, then the reservation deposit is forfeited.

TENANT(S):

Signature

Signature

Date: _____

OWNER:

FREEPORT RESIDENTIAL, LLC d/b/a Riverwalk Landing

By _____, Authorized Agent

Date: _____