

Ocean Star Estates Real Estate Reservation Agreement

Block & Lot: _____ Purchase Price: US\$ _____

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Total Price for ALL LOTS: US\$ _____

Total Closing Costs (2.5% of the total price for all lots): US\$ _____

Contact Name: _____ Email Address: _____

Mailing Address: _____

City: _____ State/Province: _____

Zip/Postal Code: _____ Country: _____

Home Phone #: _____ Business Phone #: _____

Cell Phone #: _____ Fax #: _____

Deposit

(a) Individual or Business: US\$5,000 PER LOT x _____ lot(s) = US\$ _____

(b) Self-directed IRA/SDIRA LLC: No deposit = US\$0.00

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**, Ocean Star Estates, LLC must receive a **written cancellation notice** from buyer **BEFORE said 8th day**. The cancellation must be signed and dated. Fax to 913-381-6081. 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 Ocean Star Estates, LLC.)

(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: _____

(3) **Wire:** Amount: US\$ _____ (please contact us for wiring instructions)

Financing: I am interested in owner financing for 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. Payments made by credit card will incur an additional 4% transaction fee. 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.

Special closing details: _____
_____ All other closing details, as stipulated in the paragraph above, remain applicable.

How did you find out about us? _____

The undersigned has read and understands the terms of this Agreement, and agrees to review the information at www.oceanstarestates.com as part of due diligence during the cancellation period:

Buyer's signature: _____ Date: _____

Office use only

Referral: _____

Processing date: _____

Processor's signature: _____