

RESERVATION AGREEMENT
(ATTACH A PURCHASE & SALE AGREEMENT)

IT IS AGREED between _____ ("Buyer") 1
and _____ ("Seller") 2
as follows: 3

(As applicable): Floor Plan Type: _____ Building: _____ Lot No.: _____ Other I.D.: _____ 4

1. **RESERVATION.** Seller agrees to reserve for Buyer's purchase, the property commonly known as: _____ 5
_____ in the City of _____, County of _____, Washington, Zip _____, ("the 6
Property") and legally described as attached as follows legal description not available: 7

2. **DEPOSIT.** Within 2 days after mutual acceptance of this agreement Buyer agrees to deliver a deposit of _____ as consideration 8
for this agreement in the form of: Cash Personal check Promissory Note due _____ Other 9
_____ (the "Deposit"). The Deposit is to be held by: Closing Agent Selling Broker. Selling Licensee will 10
deposit any check to be held by Selling Broker within 3 days after receipt or mutual acceptance, whichever occurs later. If the Deposit is held by 11
Selling Broker and is over \$10,000.00 it shall be put into an interest-bearing trust account in Selling Broker's name provided that Buyer completes an 12
IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer agrees to reimburse Selling Broker for bank 13
charges and fees in excess of the interest earned, if any. If the Deposit held by Selling Broker is over \$10,000.00 Buyer has the option to require 14
Selling Broker to put the Deposit into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree 15
in writing. If the Buyer does not complete an IRS Form W-9 before Selling Licensee must put the Deposit in an interest-bearing account or the Deposit 16
is \$10,000.00 or less, the Deposit shall be put into the Housing Trust Fund Account. Selling Broker may transfer the Deposit to Closing Agent. 17

3. **NOTICE TO BUYER.** When authorized by Seller, the Selling Broker shall give Buyer written notice of the purchase price established by Seller for 18
the Property. After Buyer's receipt of this notice, the parties shall have _____ days (5 days if not filled in) within which to enter into a 19
Purchase and Sale Agreement at the price in said notice to Buyer. If the parties do not enter into a Purchase and Sale Agreement within that time, 20
or any agreed extension thereof, Selling Broker shall return the above Deposit to Buyer and this Reservation Agreement shall thereupon be terminated 21
without further liability to either party, Selling Broker or Selling Licensee. 22
Buyer agrees to keep Selling Licensee advised of Buyer's whereabouts to receive the above notice. Selling Licensee has no responsibility to give 23
said notice beyond either phoning Buyer or causing a copy of the notice to be delivered to Buyer's address below. 24

4. **BUYER-ELECTION NOT TO PURCHASE.** Buyer may at any time elect not to purchase the Property, by giving written notice to Listing Agent. Upon 25
Listing Agent's receipt of such notice, this Agreement shall terminate and the above Deposit shall be immediately refunded to Buyer. 26

5. **SELLER'S OWNERSHIP/PLATTING REQUIREMENT.** Seller [] is the owner of the above Property [] has entered into an agreement to purchase 27
the above Property [] other: _____ 28
If the Seller is not the owner, this Agreement is subject to Seller acquiring title. 29
The parties understand that it is generally a violation of Washington law to sell or offer to sell property less than 5 acres in size if it has not received 30
preliminary plat approval. An agreement offering to sell such property is generally unenforceable. The parties understand this and release the 31
Selling Broker and Licensee from any liability in connection with this Agreement. If the Property must be subdivided, Seller represents that there has 32
been preliminary plat approval for the Property and this Agreement is conditioned on the recording of the final plat containing the Property on or before 33
_____. If final plat approval is not recorded by such date, this Agreement shall terminate and the Deposit shall be refunded to Buyer. 34

6. **PURCHASE & SALE AGREEMENT.** It is agreed that a Purchase and Sale Agreement entered into by the parties shall be on the attached form. 35
Each of the parties agree that they have received the attached form, and all terms and conditions therein are acceptable. 36

Print Seller Name Buyer Date 37
By: _____ 38
Signature Date Buyer Date 39

Title of Person Signing Buyer Address 40

Seller Address City, State, Zip 41

City, State, Zip Home Phone Office Phone 42

Phone Email Buyer's Email 43
Selling Broker: _____ Selling Licensee: _____ 44
Address: _____
Phone: Office _____ Office Fax _____ Other _____