

**LUXURY TOWNES AT GOLDEN COURT
AGREEMENT TO RESERVE WITH INTENT TO PURCHASE A
PROPERTY AT WINDING HILLS**

THIS AGREEMENT TO RESERVE WITH INTENT TO PURCHASE A PROPERTY AT Winding Hills. (Agreement) is made this _____ day of _____, 20____, by and between Classic Communities Corporation, of 2151Linglestown Road, #300, Harrisburg, Pennsylvania, 17110 (Seller) and

(Buyer).

1. Seller and Buyer acknowledge that Buyer has requested Seller to reserve Lot No._____, Style _____ for Winding Hills, Phase _____, Upper Allen Township, Cumberland County, Pennsylvania, (Property). Seller agrees to reserve the property for the Buyer, subject to the terms of this agreement, until and including _____, 20____.
2. Seller and Buyer acknowledge that Buyer has delivered to Seller a deposit in the sum of \$1,000.00, (Deposit made payable to **The Homestead Group, Inc.**), at the execution of this Agreement. In the event the Buyer and Seller enter into an Agreement of Sale for the property, the Deposit shall be applied toward the purchase price of the Property.
3. The purchase price of the property is not guaranteed by this reservation and shall be determined at the time of the execution of the Agreement of Sale, in accordance with the terms of the Agreement of Sale. The current list price at the time of this reservation is _____.
4. Seller and Buyer agree that this Agreement may be terminated by Buyer, at the Buyer's sole discretion, at any time prior to the execution of the Agreement of Sale. In the event of termination by Buyer, Buyer's reservation deposit check will be marked void and shall be returned to buyer.
5. Seller and Buyer agree that Seller, at Seller's sole discretion, may terminate this agreement at any time prior to the execution of the Agreement of Sale for the home. However, Seller and Buyer further agree that in the event the Seller receives a written offer from a third party to purchase the Property and Seller elects to terminate this Agreement, Seller shall give Buyer's Agent or Buyer notice of termination and give Buyer two (2) days to enter into an Agreement of Sale to purchase the Property. In the event of termination by Seller, Buyer's reservation deposit check will be marked void and shall be returned to buyer.
6. By my signature below, I acknowledge receipt of the 10-page Environmental Risk Assessment report prepared by the Gradient Corporation dated September 10, 2003. I understand Winding Hills is A Planned Residential Community and each resident must join the Master HOA with an initiation fee of \$175. Annual dues are estimated at \$176.00 per year. There is a separate planned community association with a separate initiation fee of \$395.00 and monthly dues in the amount of \$94.00.

Classic Communities Corporation or Listing
Agent

BUYER(s): Print

BUYER(S): Sign

Street Address, City, State

Phone Number(s)

Agent:_____