



LOT RESERVATION AGREEMENT

THE STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, the undersigned (herein called "Developer") of San Marcos River Ranch in Guadalupe County, Texas has improved real property in which lots are currently for sale.

WHEREAS, _____ (herein called "Purchaser"), has expressed an interest in acquiring **Lot Block** _____ in said subdivision;

And

WHEREAS, the parties desire to document their agreement with respect to the contemplated purchase of said property,

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Developer and Purchaser hereby agree as follows:

1. Purchaser has deposited with Developer the sum of \$ **1,500** , which amount will be deposited in an escrow account in Developer's name at Developer's financial institution, to be applied under the terms hereof at a closing of the sale by Developer to Purchaser of **Lot , Block** _____ in San Marcos River Ranch;
2. Purchaser may not assign this agreement to another party;
3. The final sales price for said lot shall be _____;
4. The amount tendered herewith shall be credited against the sums due at closing;
5. Within **15 days** of Purchaser's lot selection, Purchaser shall deposit an additional amount of \$ **3,500** , which sum along with the sum deposited herewith, shall represent Earnest Money, and which sum shall be deposited with a title company, designated by Developer, preparatory to a closing of the sale and purchase of the lot to be acquired by Purchaser.
6. San Marcos River Ranch is subject to certain restrictive covenants, easements, rules and regulations. Other terms and conditions may be imposed by Developer or governmental entities having jurisdiction over the subdivision. Such restrictions, easements, rules, regulations and other terms and conditions, shall not constitute defects in or objections to the title to the property to be conveyed to the Purchaser; and
7. The sum deposited herewith shall be refundable to Purchaser within the time period stipulated in Section 5 above, upon notification in writing to Developer by Purchaser. After that time, if the conveyance of title contemplated herein is not consummated by Developer to Purchaser, for any reason, then the funds deposited pursuant hereto shall be forfeited by Purchaser to Developer.

Executed this the _____ day of _____, _____.

LSF Development Corporation

by: _____
DEVELOPER

_____ PURCHASER

LSF Development Corp.
P.O. Box 201, Martindale, TX 78655
1-877-638-5253
214-853-5673 e-fax
info@lsfdev.com

Address: _____

Phone: (____) _____
Fax: (____) _____
email: _____