

**WINNI BAYGO ON THE LAKE
A CONDOMINIUM**

0 Endicott Street
Laconia, New Hampshire 03246

NON-BINDING UNIT RESERVATION

Condominium Unit No.: _____ DATE RESERVED: _____

Purchase Price: \$ _____

A \$ _____ deposit is paid to bind this RESERVATION and the
balance of \$ _____ to be paid at closing of future
Purchase and Sales Contract.

BUYER

BUYER

Street Address

Street Address

City, State, ZIP

City, State, ZIP

Telephone

Telephone

Email

Email

BUYER'S AGENT

BUYER'S ATTORNEY

Firm

Firm

Telephone

Telephone

Email

Email

SELLER: Char-Di Land Holdings LLC

SELLER'S AGENT: Shannon Casey
Keller Williams Lakes & Mountains

ESCROW AGENT: Boutin Lowman PLLC
One Buttrick Road / PO Box 1177 / Londonderry, NH 03032
603-432-9566

RESERVATION: This is a Non-Binding Reservation for a Unit in Winni Baygo at the Lake, a Condominium, under construction at 0 Endicott Street in Laconia, New Hampshire. The Reservation encompasses One Unit, with appurtenant Limited Common Area and an undivided interest in the Common Areas of the Condominium. The New Hampshire Attorney General's Office is currently reviewing the Condominium Registration Application; no binding contract for sale may be created until it is approved. Construction is expected to be completed, in full, by summer 2025.

RESERVATION PERIOD: This Non-Binding Unit Reservation Form (the "Reservation Form") shall terminate _____ from the Date of Reservation at 5:00 p.m. unless extended by SELLER in writing or terminated by BUYER as provided below (the "Reservation Period"). The Reservation Period shall end thirty (30) days from the date the BUYER is given notice of the approval of the Condominium Application by the New Hampshire Attorney General, but may be extended pursuant to a mutual written agreement by the BUYER and SELLER.

The BUYER hereby reserves for purchase for the Reservation Period the above-referenced Unit at the above-specified purchase price (this "Reservation"). The BUYER has paid an initial deposit in the sum of _____ (\$ _____) Dollars (the "Initial Deposit") to the SELLER by check made payable to Boutin Lowman PLLC, in consideration of which Initial Deposit the SELLER agrees not to sell the Unit to anyone other than the BUYER during the Reservation Period, subject to SELLER's right to accept "back-up reservations" described below. All monies paid to Char Di Land Holdings in consideration of the Reservation shall be held in escrow by Boutin Lowman PLLC.

BUYER, at BUYER's sole discretion, may cancel the Reservation without penalty at any time prior to the formation of the contract for sale or lease, by written notice, hand-delivered or by United States first class mail, return receipt requested, to Char Di Land Holdings LLC or any agent of Char Di Land Holdings LLC. Any deposit held in escrow shall be returned to the BUYER within ten days of receipt of the notice of cancellation.

If (a) BUYER and SELLER do not enter in a Purchase & Sale Agreement and tender an additional _____ percent (____%) deposit (the "P&S Deposit") to Boutin Lowman PLLC on or before the expiration of the Reservation Period, or (b) BUYER terminates this Reservation during the Reservation Period BY DELIVERY TO seller THE SIGNED Cancellation of Reservation attached hereto to _____, together with the unexecuted counterparts of the Purchase and Sale Agreement, and all other

documents delivered to the BUYER by the SELLER; then the SELLER shall forthwith return, without interest, the Initial Deposit, and this Reservation Form shall be null and void without further obligations or recourse of the parties. Neither party shall be bound unless and until a purchase and sale agreement is executed and delivered by both parties, and either party can elect in its sole discretion to terminate this Reservation at any time prior to the full execution of the Purchase and Sale Agreement.

The BUYER understands that during the Reservation Period, the SELLER may continue to actively show and market the Unit to others, and may accept so-called "back-up reservations," but the SELLER will not grant a reservation which supersedes this Reservation during the Reservation Period.

Time is of the essence of this Reservation Form.

THIS RESERVATION IS NOT TRANSFERABLE OR ASSIGNABLE BY THE BUYER. THE DEPOSIT MADE HEREUNDER IS REFUNDABLE, WITHOUT INTEREST, ONLY AS OUTLINED ABOVE.

EXECUTED as an instrument under seal at _____ on the date written above.

BUYER(S):

SELLER:

Char-Di Land Holdings LLC

By:

Duly Authorized