

Lockers Southern View Luxury Motorcoach Resort

This RESERVATION AGREEMENT is made this _____ day of _____, 2024 in the County of Cheatham, Ashland City, Tennessee by and between, **Lockers Southern View, Inc.** and/or assigns ("Developer") and _____ ("Prospective Purchaser").

1. Right to Purchase. Developer expressly grants Prospective Purchaser the Right to Purchase a lot at River Road, Ashland City, TN in **Locker's Southern View Luxury Motorcoach Resort** (the "Property").
2. Reservation Deposit. In consideration of Right to Purchase, Prospective Purchaser agrees to make herewith a refundable deposit in the amount of Five Thousand Dollars (\$5,000.00) ("Reservation Deposit" or "Deposit"). The Deposit shall be remitted to Anchor Title, LLC Escrow Agent") in accordance with the Wire Instructions attached hereto as *Exhibit A*; the Escrow Agent shall hold the Deposit until it is released or credited, in accordance with the terms and conditions herein.
3. Effective Date. The Right to Purchase shall take effect upon ratification of this Agreement, which shall be the date of Escrow Agent's confirmation of receipt of the Reservation Deposit.
4. Residence Selection. Upon ratification of this Agreement, Escrow agent shall assign a reservation number to Prospective Purchaser according to the date and time of receipt of wire. Once the resort plans are complete, Developer shall notify Prospective Purchaser of the opportunity to review the offerings and select a lot of their choosing; said notification shall be made sequentially, based on the reservation number. Upon selection of a lot, Prospective Purchaser shall notify Developer, and Developer shall prepare and deliver a Purchase & Sale Agreement to Prospective Purchaser.
5. Cancellation, Expiration. This Agreement and all rights hereunder shall terminate and be of no further force or effect upon the occurrence of any one of the following:
 - a. Prospective Purchaser's notice terminating the Right to Purchase and requesting return of the Reservation Deposit;
 - b. Developer's notice cancelling the Right to Purchase and releasing the Reservation Deposit;
 - c. Ratification of a Purchase & Sale Agreement for a lot; or
 - d. At 5:01PM EST of the tenth (10th) business day following delivery of the Purchase & Sale Agreement to Prospective Purchaser, where Purchaser has not ratified the Purchase & Sale Agreement.

Lockers Southern View Luxury Motorcoach Resort

6. Deposit Return, Credit. In the event either party chooses to cancel this Agreement, the cancelling party shall notify the Escrow Agent of the same. Within three (3) business days of receipt of said notice, the Escrow Agent shall release and return the Deposit to Prospective Purchaser. If the parties ratify a Purchaser & Sale Agreement, the Reservation Deposit shall remain in escrow and be credited to the purchase price at closing.

7. Notice. Any notice which may or is required to be given under this Agreement shall be in writing, sent **by email** to the respective party at the address(es) set forth below; notice shall be deemed delivered as of the date of email timestamp (i.e., delivery or read receipt) or written acknowledgement of receipt.

If to Prospective Purchaser: _____

With a copy to _____

If to Developer: lisa@lisarichart.com

With a copy to: joeylocker@gmail.com

If to Escrow Agent: April Nichols April@AnchorTitleLLC.Com

8. Representations. This Reservation Agreement is not a contract to buy or sell any lot or site and does not grant any equitable right(s) in any property. Prospective Purchaser has no obligation hereunder to purchase the reserved Property; the Developer, its successors and assigns have no obligation hereunder to develop the reserved Property or construct improvements thereon. Prospective Purchaser agrees not rely on any representations relating to the development of the Property, other than those which may in the future be contained in a ratified Purchase & Sale Agreement.

9. Miscellaneous. This Reservation Agreement comprises the entire agreement and cannot be modified or amended except by written instrument signed by the parties. This Agreement may be executed in counterpal is, written signature, and/or electronic signature.

REMAINDER OF THIS PAGE INTENTIONALLY BLANK.

Lockers Southern View Luxury Motorcoach Resort

In Witness Whereof, the parties hereto have executed this Agreement, which shall be considered ratified upon the date of Escrow Agent's acknowledged receipt of the Deposit.

PROSPECTIVE PURCHASER

Printed: _____

Dated: _____

DEVELOPER

Lockers Southern View, LLC

By: Joey Locker

Its: President

Dated:

ESCROW AGENT

Anchor Title, LLC

By: April Nichols

Its: Sole Member

Dated: