

**BLACK WATER RESERVE DEVELOPMENT, LLC  
"BLACK WATER RESERVE"  
Baxley, Appling County, Georgia**

**RESERVATION DEPOSIT FORM**

Name: \_\_\_\_\_ SS#: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (work) \_\_\_\_\_ (home) \_\_\_\_\_  
(cell) \_\_\_\_\_ (fax) \_\_\_\_\_

**Reservation Deposit of \$500.00 made payable to: COBB & HYRE. DEPOSIT OF RESERVATION FEE BY SELLER SHALL CONSTITUTE ACCEPTANCE.**

Sub: Black Water Reserve Lot # \_\_\_\_\_ Purchase Price \$ \_\_\_\_\_

**I HEREBY DECLARE, AGREE, AND FULLY UNDERSTAND THAT THE FOLLOWING TERMS AND CONDITIONS SHALL CONTROL THIS RESERVATION AGREEMENT:**

1. A \$500 down payment is required in full to receive financing.
2. Black Water Reserve Development, LLC will finance the entire balance of the purchase price after a deposit of \$500.
3. Unless otherwise specified, the term of mortgage will be 20 years and the annual interest rate of the mortgage shall be 12%.
4. I am aware that the Closing Costs are not considered as a portion of the down payment and must be paid by the buyer at closing. Closing Costs typically average around 4% of the total price.
5. I am aware that I can prepay my mortgage in advance at any time with NO PREPAYMENT PENALTY.
6. Reservation Deposit TO BE HELD IN ESCROW by the Law Firm of Cobb & Hyre.
7. I have been informed that this is a PRE-DEVELOPMENT PROMOTION and the property that I am buying may still be in a pre-construction phase at this time.
8. In the event that the purchaser fails to close this transaction when required by seller the \$500.00 Reservation Fee shall be retained by seller as liquidated damages and seller shall not be required to honor the purchase price above stated.

Signature: X \_\_\_\_\_ Date: \_\_\_\_\_

I was referred by: \_\_\_\_\_