

River Bluffs Development
Priority Reservation Agreement

Name/Reservation Holder _____
Address _____
City _____ State _____ Zip _____
Phone: _____
Fax: _____
Email: _____

Wasatch Mountain Investment LLC, qualified to do business in the state of Utah has acquired and entitled approximately 38 acres in the city of Francis. Construction of the infrastructure is intended to commence either the second half of 2007 or the spring of 2008. Developer acknowledges receipt from Reservation Holder of the sum of Five Hundred (\$500 Reservation Deposit) or Five Thousand for Early Close Program (\$5,000 Reservation Deposit for Early Close Program) with the understanding that the Deposit will be held in a non-interest bearing account with Atlas Title which is located in Heber City, Utah. Atlas Title will function as the Escrow Agent. This agreement is subject to the following terms and conditions:

1. This agreement does not create a contractual obligation to buy or to sell on the part of either the Developer or the Reservation Holder. Either party for any reason can cancel this agreement at any time. If cancelled by the Reservation Holder the entire deposit will be promptly returned without any further obligation. If cancelled by the Developer the full deposit will be promptly returned to the Reservation Holder. Return of the full deposit to the Reservation Holder will fulfill any and all obligations on the part of the Developer to the Reservation Holder.
2. Reservation Holder acknowledges and agrees that the Developer has not yet established a purchase price for the proposed home-sites.
3. Once prices have been established Reservation Holder understands that he/she will have the right to request a full refund of Deposit with no further obligation from either party.
4. Reservation Holder understands that the selection of home-sites will be based on two factors; first, the order of when a Reservation Holder reserved a home-site; second, the order that the Reservation Holder closes and takes possession of a home-site. For example, if a Reservation Holder is first to reserve a home-site and first to close they will be first to select their home-site preference. On the other hand, if they are first to reserve a home-site, but want to wait to close, then priority for home-site selection will be given to the next Reservation Holder who is willing to close sooner. Your intent to close can be secured with an executed real estate contract, which will allow you to ensure the home-site of your choice.
5. Cancellation of this agreement must be done in written form addressed to the Escrow Agent, Atlas Title, and faxed or mailed to their Heber City office. Their contact number is 435.657.1220.

Make checks payable to Atlas Title Company Memo: River Bluffs Reservation Deposit
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Reservation Holder:	Developer:
X	X

_____ Printed Name	_____ Printed Name
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