

Milagro del Mar
Oceanfront Condominiums at Gran Pacifica
Department of Managua, Nicaragua, Central America

Reservation Agreement

This Agreement is made this ____ day of _____, 200____, between Hunter Blair, S.A. (“Seller”), incorporated under the laws of Nicaragua, of the one part, and:

First Name _____ Middle Name _____

Last Name _____, (“Buyer”).

Occupation _____

Passport # _____ SS # _____

Address _____

City _____ State _____ Zip Code _____

Telephone _____ Fax _____

E-mail _____

Seller, acting as the developer, will construct certain condominiums in Main Building, which is located at Milagro del Mar Condominiums at Gran Pacifica Beach & Golf Resort, as viewed on the master plan and plan map.

The Gran Pacifica Beach & Golf Resort is registered with the property registry under the number 24489 inscription 1734 pages 280, volume 2 in the Real Rights Section Estate with the Catastro plan number 2851-1-07-000-00100 located in Villa El Carmen Nicaragua. The parties now agree to the following:

1. The Buyer wishes to purchase one condominium unit or casita, identified as unit Number _____ on the _____ floor, Building Main, measuring _____ square meters. This condominium unit or casita will consist of _____ bedrooms and _____ bathrooms, and shall be completed by the seller and built according to the floor plans.

2. The Purchase Price for this condominium or casita shall be: US \$ _____

Add a NicaBella, S.A. Furniture Package: ___No ___Yes US \$ _____

Add a NicaBella, S.A. Convenience Package*: ___No ___Yes US \$ _____

Total Purchase Price: US \$ _____

*Convenience Package only available with a NicaBella Furniture Package purchase

3. The Seller hereby reserves the unit, receiving from the Buyer the amount of:

___ US \$10,000.00 (Ten Thousand Dollars and 00/100 Cents) for a **Unit, or**

___ US \$12,000.00 (Twelve Thousand Dollars and 00/100 Cents) for a **Unit and Furniture Package**

4. The Reservation Deposit in the amount of US \$__10,000.00_____ shall be applied to the Contract Deposit (20% of the Purchase Price.)

5. Both parties understand this document does not constitute a Sales Contract but a Reservation Agreement between Seller and Buyer.

Should Buyer fail to execute a Sales Contract, as provided by Seller, within thirty (30) days of the date of this Agreement, or cancels this Reservation Agreement for any reason, and Seller is notified in writing of such within the same 30 days, this Reservation Agreement shall become null and void and the entire Reservation Deposit shall be returned to Buyer. In all other circumstances, the Reservation Deposit shall be retained by Seller.

Per the terms of this Reservation Agreement, the Sales Contract date shall be the _____ day of _____, 200_____.

Reservation Agreement checks shall be made payable to Roger B. Keeling, as representative of Hunter Blair, S.A.

Buyer

Hunter Blair, S.A., Seller

Date

Date