

BIDWELL VILLAGE
NON-BINDING UNIT RESERVATION AGREEMENT

This Agreement, made this the _____ day of _____ 2015, by and between Bidwell Village, LLC, a Connecticut Limited Liability Company with an office located at 231 Farmington Avenue, Farmington, CT 06268 (hereinafter referred to as Seller) acting by Thomas P. Boyle, a Manager duly authorized, and

Hereinafter referred to as Buyer), with respect to Bidwell Village, an Active Adult Community situated at 94 Stonehouse Road, Coventry, CT, as follows:

In consideration of payment this date of a fully refundable deposit in the amount of \$1,000.00, Buyer herein reserves the right to purchase, for the period ending Sixty (60) days following the date of execution of this reservation agreement, a condominium home package, known as

The Avon: (1712 +/- SF) ____ The Breckon: (1654 +/- SF) ____ The Cornwall: (1473 +/- SF) ____

To be constructed by Seller on Site _____, Bidwell Village, as shown on the Site Plan for Bidwell Village as recorded in the Land Records of the Town of Coventry, CT.

Within the Sixty (60) days following the date of execution of this agreement, Seller shall prepare and deliver to Buyer, a formal Purchase & Sale Agreement setting forth the total purchase price of the Unit, the terms & conditions of sale and the construction specifications of the home to be constructed by Seller on the specified Site. Said Purchase & Sale Agreement shall be subject to the Declaration of Condominium, By Laws, Rules & Regulations and other restrictions of record for Bidwell Village, An Active Adult Community.

In the event that Seller submits to Buyer, a Purchase & Sale Agreement for the specified unit, which Buyer elects not to sign, Seller shall have the right to cancel this Agreement. If Buyer and Seller have not executed a Purchase & Sale Agreement within Sixty (60) days following the date of execution of this agreement, this agreement shall automatically expire and the refundable deposit shall be immediately returned to Buyer, and neither Buyer nor Seller shall have any further rights or obligations under this agreement.

This Non-Binding Reservation Agreement is not a formal contract, and therefore is not legally binding on either party and can be cancelled by either party at any time.

Seller

Buyer

Bidwell Village, LLC

Thomas P. Boyle, a Manager

