



GENERAL RESERVATION AGREEMENT

This General Reservation Agreement ("**Agreement**") is made by and between the undersigned prospective purchaser (the "**Prospective Purchaser**") and **The Rose Residential, LLC**, a [Georgia] limited liability company (the "**Seller**").

1. Reservation Purpose

The Prospective Purchaser hereby makes a **general reservation** for the opportunity to purchase a homesite in the single-family residential community known as **Madison Fields** (the "**Community**") currently being developed by Seller. This Agreement does not apply to any specific lot or homesite and does not constitute a binding contract to buy or sell real estate.

2. Deposit

The Prospective Purchaser agrees to provide a deposit of **Ten Thousand and 00/100 Dollars (\$10,000.00)** (the "**Deposit**") to Seller as a good faith indication of interest in purchasing a homesite within the Community. The Deposit shall be held by Seller in a non-interest-bearing escrow account and will be applied toward the purchase price if a Purchase Agreement is executed.

3. Refundability

The **Deposit is fully refundable** at any time **prior to the execution of a binding Purchase and Sale Agreement** for a specific homesite.

To request a refund, Prospective Purchaser must submit written notice to Seller, and the Deposit shall be returned promptly, without condition or penalty.

4. Non-Binding Nature

This Agreement is **non-binding** and does not guarantee the availability of any specific homesite or obligate either party to enter into a Purchase Agreement. No interest, lien, or other legal right is created in any real property by this Agreement.

5. Purchase Agreement Process

If and when Prospective Purchaser notifies Seller of their intention to proceed with the purchase of a specific homesite, Seller shall prepare and deliver a formal **Purchase and Sale Agreement** ("**Purchase Agreement**") for that homesite.

Prospective Purchaser shall have **ten (10) days** from receipt to:

- Execute and return the Purchase Agreement, and
- Pay any additional earnest money deposit as specified in the Purchase Agreement.

If the Purchase Agreement is not executed within that timeframe, this Agreement shall remain in effect unless otherwise canceled in writing by the Prospective Purchaser or Seller, with the Deposit remaining refundable.

6. Non-Transferability

This Reservation is **personal** to the Prospective Purchaser and **may not be assigned or transferred** without the prior written consent of the Seller, which may be withheld at Seller's sole discretion.

7. Broker Representation

Unless a Purchaser's Broker is designated below, Prospective Purchaser hereby indemnifies and holds Seller harmless from and against any person(s) or company claiming a right to receive a commission from Seller. The commission for a purchaser's broker is 3% of the Homesite price. If no broker representative, please write None.

Agent _____

Brokerage _____

8. Disclaimer

All **marketing materials, renderings, site plans, pricing, and timelines** for Madison Fields are **preliminary and subject to change** at the sole discretion of the Seller. No guarantees are made as to lot availability, construction timing, or final design features of the Community.

IN WITNESS WHEREOF, the parties have executed this General Reservation Agreement effective as of the date written below.

Prospective Purchaser:

Signature: _____

Name: _____

Date: _____

Seller:

The Rose Residential, LLC

By: _____

Name/Title: _____

Date: _____



Wiring Instructions

RECEIVING BANK ABA

056004445

RECEIVING BANK NAME

United Bank

RECEIVING BANK SWIFT BIC

UNDEUS42

RECEIVING BANK ADDRESS

11185 Fairfax Blvd
Fairfax, VA 22030

BENEFICIARY ACCOUNT NUMBER
FINAL CREDIT

88588867

Customer Account Number To Be Credited

BENEFICIARY ACCOUNT NAME
FINAL CREDIT

The Rose Residential LLC

Customer Name On Account To Be Credited

OR MAKE CHECKS PAYABLE TO

The Rose Residential LLC

AND MAILED TO

The Rose Residential LLC
4071 St. Andrews Sq
Duluth, GA 30096

