

**RESERVATION DEPOSIT AGREEMENT  
FOR  
THE COTTAGES DEVELOPMENT**

The undersigned prospective purchaser (the "Prospective Purchaser") does hereby make a reservation for the purchase of Lot No. \_\_\_\_\_ is the proposed development to be known as The Cottages (the "Development") being developed by BCMHP, LLC a Nevada Corporation ("Developer").

Prospective Purchaser hereby makes a deposit in the amount of One Thousand Five Hundred (\$1,500) as a partial earnest money deposit (the "Deposit"). The Deposit will be placed in an escrow account with Nevada Title Company (the "Escrow Agent"), whose address is 517 Hotel Plaza, Boulder City, NV 89005. In the event the Deposit is placed in an interest-bearing account and Prospective Purchaser requests a refund of the Deposit pursuant to this Reservation Deposit Agreement, all interest shall accrue to Prospective Purchaser.

Prior to Prospective Purchaser executing a purchased agreement for the Lot (a "Purchase Agreement"), either Prospective Purchaser or Developer may terminate and withdraw from this Reservation Deposit Agreement and Prospective Purchaser shall have the right to an immediate, unqualified refund of the Deposit upon written request to the Escrow Agent or the Developer. Escrow Agent is directed to immediately release the deposit (and interest, if applicable) to Prospective Purchaser, without further authorization, upon receipt of such written request for termination of the Reservation Deposit Agreement from either party. Upon Prospective Purchasers receipt of the return of the deposit, Escrow Agent will be relieved of any liability and/or responsibility for complying with such request.

After Developer has received approval from the Nevada Real Estate Division or otherwise determines to commence sales, Developer will provide Prospective Purchaser with the Purchase Agreement and such other documents relating to the Lot and the Development as may be required by applicable law (collectively, the "Additional Documents"). Prospective Purchaser shall have ten (10) days after Prospective Purchaser receives the Purchase Agreement and deliver it to Developer along with the difference between the Deposit made hereunder and the deposit to be made pursuant to the Purchase Agreement to Developer. In the event Prospective Purchaser fails to execute the Purchase Agreement and deliver it to Developer within said ten (10) day period, this Reservation Deposit Agreement shall become null and void and Developer shall cause the Escrow Agent to return the Deposit with interest, if any, to Prospective Purchaser and this Reservation Deposit Agreement shall be deemed terminated and all rights and liabilities of the parties hereto shall cease and terminate.

Prospective Purchaser represents and warrants to Developer that Prospective Purchaser has not consulted or dealt with any broker, salesperson, agent or finder other than Developers sales personnel and \_\_\_\_\_ (if this space is left blank, it shall mean that Developer has not agreed to pay and co-broker and that Prospective Purchaser represents that there is no co-broker who may claim by, through or under Prospective Purchaser), nor has the reservation been procured by any real estate broker, salesperson, agent or finder other than Developers sales personnel (and the co-broker, if any, named herein).

The Deposit shall not be released to Developer except as a down payment towards the purchase price of the Lot simultaneously with or subsequent to the execution of the Purchase Agreement by the parties hereto,

For the purpose of this Reservation Deposit Agreement, the singular shall include the plural, and the plural the singular, and the use of one gender shall include all genders.

AGREED TO, SIGNED AND DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Prospective Purchaser

\_\_\_\_\_  
Printed Name of Prospective Purchaser

\_\_\_\_\_  
Signature of Prospective Purchaser

\_\_\_\_\_  
Printed Name of Prospective Purchaser

Address of Prospective Purchaser(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Numbers of Prospective Purchaser(s):

Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

READ, ACCEPTED AND AGREED:  
BCMHP, LLC, a Nevada Corporation

BY, Rancris, Inc, its Manager  
Randolph P Schams, President