



AGREEMENT TO PURCHASE AND DEPOSIT

Date: _____ Receipt is hereby acknowledged of the sum of **\$3,500.00** being a deposit from: _____(Buyer(s))

on Lot Number _____in the Taylor Ridge Plan of Lots, with said lot price of \$_____ .

1. The deposit shall be held in escrow by Century21 Town & Country Real Estate Services, pursuant to applicable laws and regulations.
2. Buyer shall, within ten (10) days from the date of this Agreement, meet with a plan-approved building contractor.
3. Buyer shall, within forty-five (45) days from the date of this Agreement, enter into a Construction Contract with a plan-approved building contractor.
4. At the time condition 3 is met, Buyer shall enter into an Agreement of Sale with the plan-approved building contractor or Developer, and purchase the above designated Lot.
5. Buyer(s) understand that the Developer has approved Century21 Town & Country Real Estate Services as the exclusive marketing agent for the Taylor Ridge development.

IN THE EVENT ANY OF THE ABOVE CONDITIONS ARE NOT MET WITHIN THE DESIGNATED TIME FRAMES, TIME IS OF THE ESSENCE, THEN THE DEVELOPER/BUILDER, AS ITS SOLE OPTION, MAY TERMINATE THIS EXCLUSIVE RIGHT TO PURCHASE. ADDITIONALLY, IN THE EVENT THE BUYER AND DEVELOPER/BUILDER ARE UNABLE TO AGREE AND CONTRACT WITHIN THE TIMEFRAMES ABOVE, THEN THE DEVELOPER/BUILDER MAY PROVIDE WRITTEN NOTICE TO THE BUYER TO TERMINATE THIS RIGHT TO PURCHASE AFTER 5 DAYS FROM THE DATE OF THE WRITTEN NOTICE. UPON RECEIPT OF THE NOTICE TO TERMINATE RIGHT TO PURCHASE, THE BUYER MAY CONTRACT WITH THE DEVELOPER/BUILDER AT THE DEVELOPER/BUILDER SOLE OPTION AND THE AGREEMENT TO PURCHASE SHALL REMAIN IN FULL FORCE AND EFFECT. IF THE RIGHT TO PURCHASE IS TERMINATED DEVELOPER/BUILDER WILL REFUND THE DEPOSIT TO THE BUYER(S), LESS ANY FEES FOR THE DRAWING OF HOUSE PLANS OR OTHER INCURRED COSTS. SAID FEES WILL BE PAID TO PLAN-APPROVED BUILDING CONTRACTOR OR OTHER SUPPLIERS AND ALL PARTIES SHALL BE RELEASED FROM THIS AGREEMENT.

BUYER(S) MAY TERMINATE THIS RIGHT TO PURCHASE PRIOR TO THE PLAN-APPROVED BUILDING CONTRACTOR DRAWING HOUSE PLANS, AND RECEIVE THE ENTIRE DEPOSIT BACK BY GIVING WRITTEN NOTICE TO CENTURY21 TOWN & COUNTRY REAL ESTATE SERVICES AT 7000 CRIDER RD., MARS, PA 16046. SHOULD BUYER(S) TERMINATE THIS RIGHT TO PURCHASE AFTER THE HOUSE PLANS HAVE COMMENCED, BUYER(S) ACKNOWLEDGE(S) THAT THE DEPOSIT MAY BE RETURNED, LESS THE ABOVE FEES FOR THE HOUSE PLAN DRAWINGS OR OTHER INCURRED EXPENSES RELATED TO THE LOT PURCHASE. SHOULD BUYER(S) PROCEED WITH THE CLOSING AND CONSTRUCTION, THE ENTIRE DEPOSIT SHALL BE CREDITED TOWARDS THE PURCHASE PRICE OF THE CONTRACT.

The undersigned agree(s) to the provisions set forth above:

_____	_____
Date	Buyer
_____	_____
Date	Buyer
_____	_____
Date	Builder/Contractor/Site Agent
_____	_____
Date	Buyer(s) Agent