



**RESERVATION INSTRUMENT**

THIS IS NOT AN OFFER OR CONTRACT TO PURCHASE OR SELL

**Palm Springs Toybox L.L.C. (herein after "Subdivider")** Date:

acknowledges receipt from  (herein after "Potential Buyer")

of the sum of **\$5,000** for the reservation of **Unit #**  **Plumbed for half bath: "YES"** **Sales Price:** \$  \$   
 In Palm Springs Toybox L.L.C., County of Riverside, State of California.

Subdivider hereby reserves the above-identified unit for Potential Buyer and represents that he will immediately place the funds and a signed copy of this documents in the following escrow depository:

ESCROW NAME <b>FIDELITY NATIONAL TITLE          Builder Services</b>		STREET ADDRESS (Do not list Post Office box) 40004 Cook Street, Ste 2	
CITY Palm Desert	STATE CA	ZIP CODE 92211	TELEPHONE NUMBER (760) 776-6782 ex 204, Kim Larby

- This instrument does not create a contractual obligation to buy or sell on the part of either Subdivider or Potential Buyer. Either party may, at any time, cancel this reservation instrument without incurring liability to the other. In the event of cancellation by either party, all funds received towards this reservation will be returned to Potential Buyer within two business days.
- If Potential Buyer so requests by completing appropriate instructions below, Subdivider will make arrangements with the escrow depository for the earning of interest on Potential Buyer's funds. \$ -0- will be deducted by escrow depository from interest earned as a charge for providing the service to Potential Buyer. The balance of the interest earned will be paid to Potential Buyer or credited to his/her account.
- By initialing here  Potential Buyer agrees to the payment of charges as set forth above and requests that the funds be placed into an interest bearing account as follows:  
 Account Name:  Taxpayer ID#
- CAVEAT: If the funds are to be placed into an interest bearing account:
  - Escrow depository will not deposit funds into the account on Potential Buyer's behalf - and therefore interest will not accrue – until escrow depository has been notified that Potential Buyer's check has cleared.
  - There may be a delay in returning the funds to Potential Buyer on his request.
  - There may be an interest penalty in the case of an early withdrawal from the account.
  - If Potential Buyer enters into a contract with Subdivider to purchase the reserved unit, the deposit plus interest earned on the deposit, if any, may be applied toward purchase of the unit with the express authorization of Potential Buyer.
- The price and other terms of purchase of the unit will be those set forth in a purchase contract if Potential Buyer and Subdivider hereafter mutually execute and deliver the same.

NAME OF SUBDIVIDER Palm Springs Toybox L.L.C.		SIGNATURE OF POTENTIAL BUYER, Linda S. Mitlyn	DATE
SIGNATURE OF AUTHORIZED AGENT Ted Deits <small>Cal DRE# 02016837</small>	DATE	SIGNATURE OF POTENTIAL BUYER #	DATE

## **Instructions for completion of the Reservations Form**

Thank you for joining us at MonSTORE Garages in Palm Springs. The reservation process is very simple.

1. Please make you check payable to **Fidelity National Title**, Not to MonSTORE Garages. Some of your future documents will reflect the name of Palm Springs Toy Box, L.L.C. This is the name of the entity building the facility.
2. Your deposit funds are refundable and you can change the unit you have on reservation any time before the sales contract is signed. All funds are held in escrow at Fidelity National Title.
3. Please mail you check (personal check is fine.) You do not need a cashier's check. Mail to:

**Ted Deits**  
**Monstore Garages**  
**3690 Airport Center Drive**  
**Palm Springs, CA 92264**

Feel free to reach out to me if you have any questions or concerns.

Ted Deits  
760-318-1110  
714-928-0527