

# West End Unit Deposit - Reservation Form - Future Phases

Unit / Building / Development: Unit \_\_\_\_\_ , Bldg \_\_\_\_\_ , West End Condos, LLC  
942 or \_\_\_\_\_ McKinley Parkway - Delano, MN 55328

Buyer (s): \_\_\_\_\_

Address: \_\_\_\_\_

Mobile Phone(s): \_\_\_\_\_

Email Address (s): \_\_\_\_\_

## Requirements, Restrictions, and Disclosures

- 1) A **\$10,000 Deposit** to: West End Condos, LLC will hold a unit up until **90 days** before the base unit construction is completed. Up until this period of time the Buyer(s) may, at any time, change their reservation to any other available or future unit in the development or cancel this reservation all together.
- 2) Estimated Completion Dates: Phase 2 = End of June of 2025, Phase 3 in Spring of 2026, Phase 4 = Fall of 2026
- 3) Buyer(s) is expected to use this time to meet with Lenders to secure financing and Axys Construction or their own contractors to develop their build out plan and make selections so that their completed unit price can be estimated prior to executing a Purchase Agreement. In the event the Buyer(s) chooses to cancel this Unit Reservation, the \$10,000 deposit will be refunded to the Buyer less any costs of custom plans, special order materials or other activities beyond a normal bid sheet being done.
- 4) All deposits shall be considered **fully refundable** and shall be received and held by West End Condos, LLC. Reservation deposits may be applied as earnest money toward the purchase of a unit. It will be the responsibility of Buyer(s) to receive and review, when they are available, the Declaration of Covenants, Conditions, and Restrictions for the development provided by the Seller.
- 5) If applicable, Architectural & Structural guidelines including protective covenants will be enforced.
- 6) No verbal arrangements between parties are acceptable. All details must be in writing and signed by all parties in the form of a purchase agreement.

X \_\_\_\_\_  
**Buyer #1**

Date \_\_\_\_\_

X \_\_\_\_\_  
**Buyer #2**

Date \_\_\_\_\_

X \_\_\_\_\_  
**Listing Agent: Martin "Marty" Turner**

Date \_\_\_\_\_

X \_\_\_\_\_  
**Jeff Muonio: President of West End Condos, LLC**

Date \_\_\_\_\_

**Make check (s) out to: West End Condos, LLC**