GRUPO JOSEDA

SELECTION AND RESERVATION AGREEMENT
“RESIDENCIAL DEL PARQUE NO. 60”

I. RESERVING PARTY INFORMATION

Full name of the buyer (for purposes of the Purchase Agreement)			
Permanent address / Country of residence	**Address in the Dominican Republic**		
Home phone	**Mobile (cell)**	**Fax**	**Email address**

Type of purchase: ☐ Individual ☐ With several partners ☐ Through a company

A. If purchasing through a company:

Name or corporate name	RNC (Tax ID)
Country of incorporation	**Name of the company's legal representative**

B. If purchasing individually:

Sex ☐ Male ☐ Female	Place of birth	Nationality	Marital status
Occupation	**Passport and/or ID number (driver's license)**		

Name of intermediary (if any)	Will you be requesting financing for the purchase? ☐ Yes ☐ No

II. GENERAL INFORMATION AND PURCHASE TERMS

Selected property	Purchase price
Villa unit “RESIDENCIAL DEL PARQUE NO. 60”	US$1,495,000.00 (one million four hundred ninety-five thousand dollars with 00/100)

Property description:

Villa No.	Level(s)	Area (m²)	Bedrooms

Bathrooms	Service room	Parking spaces	Includes kitchen, living room and dining room
	☐ Yes ☐ No		Yes

Reservation deposit
US$25,000.00 (twenty-five thousand United States dollars with 00/100)

Payment terms for the purchase price:

1) The sum of ______________________, on date ________________

2) The sum of ______________________, on date ________________

3) The sum of ______________________, on date ________________

4) ________percent (_____%), that is, the sum of ______________________, payable upon delivery of the property.

The developer and promoter of the indicated project is the commercial company **JOSEDA SOLUCIONES, S.R.L.**, organized and existing under the laws of the Dominican Republic, registered under National Taxpayer Registry No. 1-32-28800-9, with its principal office at Blvd. Turístico del Este, La Altagracia Province. The undersigned parties agree that the following terms and conditions are part of this Reservation Agreement: **1.** To formalize the purchase of the selected Property, the Reserving Party must sign the Purchase Option Agreement (hereinafter the "Option Agreement") within twenty (20) business days following the signing of this Reservation Agreement, hereinafter the "Expiration Date" of this Reservation Agreement. In the event the Reserving Party withdraws from the purchase and does not sign the Option Agreement by the Expiration Date, the Deposit is refundable at fifty percent (50%) to the Reserving Party, and the Developer may retain the remaining fifty percent (50%), in which case the Reserving Party shall provide the Developer with a letter of withdrawal from the purchase, containing the banking information to which the funds should be deposited. The Property will be placed back on the market .**2.** If the Option Agreement is signed, the Deposit will be applied toward the purchase price of the selected Property. **3.** All payments by the Reserving Party must be made by bank transfer, bank checks (subject to clearance) or local deposits to the account designated for such purposes. Any cost that may arise from the return of checks due to insufficient funds or any other reason established by the bank will be charged to the Reserving Party. **4.** After the Option Agreement is signed, in the event the sale of the property does not take place due to causes attributable to the Reserving Party/Beneficiary, the Deposit is non-refundable as earnest money (arras), in accordance with the provisions of Article 1590 of the Dominican Civil Code**. 5.** The Parties acknowledge and agree that the sale will be deemed perfected upon signing of the Option/Definitive Property Agreement and payment in full of the purchase price of the Property in favor of the Developer. **6.** The Reserving Party declares that the resources and funds for the purchase of the Property do not derive from any illicit activity contemplated under the laws of the country or under any regulation, resolution or legal instrument. The Developer reserves the right to refuse to receive payments from prospective buyers based on mere suspicion that they are involved in or engaged in criminal activities or money laundering, or appear on any list, publication or report — whether due to error or not — that is suspected of or related to money laundering, influence trafficking, fraud, or any other unlawful cause. **7.** The applicable law is that of the Dominican Republic, and any conflict or dispute shall be resolved before the courts of the Dominican Republic. **8.** The signing Parties declare that they hold the necessary authorizations and/or powers to execute the signing of this document. **9.** The Reserving Party authorizes the sharing of their personal and financial data with the financial institutions providing financing to purchasers of the Project, releasing them from any liability relating to the information shared, which shall not constitute a violation of applicable laws, the Civil Code, or any other legal text governing the information provided herein.

MADE AND SIGNED on the ___________(_____) day of the month of ________________of the year two thousand and _______ (20___). In ______________________, Dominican Republic.

For the Reserving Party:

Signature: ______________________

For the Developer:

Signature: ______________________