

NOTICE OF INTENT TO ACCEPT LOT RESERVATIONS FORM

Use this form to notify the Department of your intent to accept lot reservations.

Once complete, this application and additional required documents should be submitted through our [Message Center](#).

DEVELOPMENT INFORMATION

Project Name (as recorded):

Project Marketing Name, (if applicable):

City:

County:

Driving Directions to the Project:

SELLER INFORMATION

Seller Name:

Address:

City:

State:

ZIP:

Phone:

Email:

REAL ESTATE BROKER INFORMATION

Designated Broker Name:

Employing Broker Name:

Address:

City:

State:

ZIP:

Phone:

Email:

APPLICANT ATTESTATION

I understand that it is my obligation to comply with the statutes, rules, and regulations set forth by Arizona Law, and that such laws may be referenced at azleg.gov.

Applicant Signature:

Date:

LOT RESERVATION

This reservation was made this _____ day of _____, 20____, between _____ "Seller", and the undersigned as "Prospective Buyer."

The Prospective Buyer hereby reserves Lot _____ (the "Lot") in _____ (Project Name), located in _____ County, Arizona.

A deposit in the amount of \$_____ (maximum \$5,000.00), receipt of which is hereby acknowledged by the Seller, is made and accepted upon the following terms and conditions:

1. The deposit shall be delivered to _____, "Escrow Agent" (Company Name) and deposited by Escrow Agent within one business day of being accepted by Seller in a depository insured by an agency of the U.S. Government. Except as hereinafter set forth, the deposit shall be refunded to Prospective Buyer at any time at Prospective Buyer's option. Prospective Buyer or Seller may instruct Escrow Agent to place the deposit in an interest-bearing account with any interest earned or charges incurred in connection with the account being at or for Prospective Buyer's benefit or cost.
2. Within 15 calendar days of receipt by Seller of the "Disclosure report" applicable to the Lot issued by the Commissioner of the Arizona Department of Real Estate (the "Department"), Seller shall provide Prospective Buyer with a copy of the Disclosure report (taking a Required Receipt for Disclosure report) and a "Proposed Purchase Contract" (as filed with the Arizona Department of Real Estate) for the sale of the Lot to Prospective Buyer. Prospective Buyer or Seller shall have seven business days after Buyer's receipt of the Disclosure report and Proposed Purchase Contract to enter into a purchase contract to purchase the Lot. If Seller and prospective Buyer do not enter into a purchase contract to purchase the Lot within the seven business day period, this Reservation shall automatically terminate. Seller shall have no cancellation rights other than those set forth in this paragraph.
3. Prospective Buyer may cancel this Reservation at any time before the execution of a purchase contract by delivering written notice of termination to Seller.
4. Within five business days after this Reservation has been terminated for any reason, Seller and Escrow Agent shall refund to the Prospective Buyer the deposit made by prospective Buyer, including any interest monies earned less any account fees agreed upon, if applicable. After this refund neither the Prospective Buyer nor the Seller shall have any obligation to the other arising out of the Reservation.
5. Prospective Buyer may not transfer the rights under this Reservation without the prior written consent of Seller, and any purported transfer without the consent of Seller is voidable at the sole discretion of Seller.
6. If the Department denies the application for Disclosure report applicable to the Lot, within five days of notification by the Department, Seller shall notify Prospective Buyer in writing and instruct Escrow Agent to return the deposit
7. Notices hereunder shall be in writing and either hand-delivered or sent by certified mail, return receipt requested, with postage fully prepaid. Notices sent by mail are deemed delivered on the earliest of actual receipt, as evidenced by the delivery receipt, or seven calendar days after being deposited in the U.S. Mail.

The Arizona Department of Real Estate has not inspected or approved this project and no Disclosure Report has yet been issued for the project. No offer to sell may be made and no offer to purchase may be accepted before issuance of a Disclosure Report for the project.

Prospective Buyer:

Prospective Seller:

Prospective Buyer:

Prospective Seller:

Buyer's Address:

City:

State:

ZIP:

Buyer's Phone:

ADRE Registration Number:

FOR ADRE USE ONLY

ADRE Registration Number:

Initials:

Approval Date:

Notice to Applicant Pursuant to A.R.S. § 41-1030

An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

This section may be enforced in a private civil action and relief may be awarded against the State. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

A State employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the Agency's adopted personnel policy.

This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02

Notice to Applicant Pursuant to A.R.S. § 41-1093

An agency shall limit all occupational regulations to regulations that are demonstrated to be necessary to specifically fulfill a public health, safety or welfare concern. Pursuant to sections 41-1093.02 and 41-1093.03. Arizona Revised statutes, you have the right to petition this agency to repeal or modify the occupational regulation or bring an action in a court of general jurisdiction to challenge the occupational regulation and to ensure compliance with section 41-1093.01, Arizona Revised Statutes.

Notice to Applicant Pursuant to A.R.S. § 41-1093.08

Pursuant to Arizona Revised Statutes, Title 41, Chapter 6, Article 11, an applicant, licensee, registrant or certificate holder may petition the Office of Administrative Hearings to request a review of a denial, suspension or revocation of a license, registration or certificate for a prior criminal offense.