

## Sawatch View Condominiums Application Process

The following is the process that shall be followed by RT Development, LLC and/or MAC Development, LLC (collectively Seller) and its listing broker, Beveridge Real Estate (“BRE”), for the sale of restricted work force housing units (RWH) at Sawatch View Condominiums (the “Project”).

1. Beginning April 19, 2008 and for thirty (30) days thereafter, Seller will accept applications from qualified employees to purchase a Condominium in the Project in accordance with the process set forth herein. To be and remain a qualified employee (“Qualified Employee”), an applicant (“Applicant”) or the spouse of an Applicant must:
  - a. Have been a full-time resident of Eagle County for at least the preceding twelve (12) months;
  - b. Be employed by a business located within the Town of Gypsum or Town of Eagle, or by the Town of Gypsum, the Town of Eagle, the US Forest Service, Bureau of Land Management, Colorado Department of Wildlife, Eagle County School District, Eagle County Government, Colorado Department of Transportation, Colorado State Patrol, any fire, police or ambulance district in Eagle County, any hospital located in Eagle County or any water and/or sanitation district in Eagle County;
  - c. Occupy the Condominium as his or her primary residence;
  - d. Be a United States Citizen;
  - e. Own no other interest in any other residential real property; and
  - f. Earn at least 75% of the Applicant’s household income from employment within Eagle County.
  
2. At least one-half (1/2) of the RWH units within the Project shall be “Income Restricted Units” and shall be sold to Qualified Employees having household incomes no more than 140% of the Area Median Income as defined in Section 18.05.050 (B)(1) of the Town of Gypsum Municipal Code. The initial sale to a Qualified Employee of an Income Restricted Unit shall be at a purchase price that provides for monthly mortgage payments and Association dues in a combined amount that does not exceed 30% of household income at 140% of the AMI. For purposes of this paragraph, monthly mortgage payments shall be not more than the payments based on a 30-year fixed rate, a 5% down payment, and an interest rate based on a first time buyer with good credit.
  
3. First priority in the selection process shall be given to Qualified Employees who are residents of the Town of Gypsum, followed by all other Qualified Employees. BRE will accept completed applications from Qualified Employees who are residents of the Town of Gypsum and all other Qualified Employees starting at 9:00 am on April 19th, 2008 at the Gypsum Town Hall. Each complete application will be time and date-stamped to determine the priority in which interested Applicants can select and contract for the Condominium unit in which they are interested. In the event Applicant is not available to submit its application on April 19th, 2008, Applicant’s representative can deliver the

package to Beveridge Real Estate, 405 Broadway, Eagle, Colorado at a later time. All other conditions listed below shall apply to the Applicants.

4. For the first thirty days following April 19, 2008 Condominiums in the Project shall be offered for sale to Qualified Employees only, with priority established on a first come, first serve basis as follows:
  - a. On April 20, 2008, interested parties can either download all application documents or pick up all application documents from BRE located at 405 Broadway in Eagle, Colorado (970/328-7444).
  - b. To qualify, interested parties must execute and truthfully complete an Application and submit it to BRE, together with an application fee of \$500 and supporting documentation as described in the Application. The application fee shall be in the form of a personal check in good funds made out to First American Heritage Title, which shall be deposited in the title company's escrow account. In the event the application is not complete, the application will be rejected until all information has been provided.
4. Beginning May 20, 2008 the 36 Deed Restricted Work Force Condominium Units in the Project may also be offered for sale to Qualified Employers, (defined as governmental or non-governmental employers with operations and employees in Eagle County) and to nonprofit organizations organized for the primary purpose of providing housing for employees within Eagle County. Beginning May 20, 2008 the remaining non-restricted Condominium Units (Free Market Units) shall be offered for sale to the general public.
5. Seller and BRE shall make copies of the floor plans and the locations in the building of each floor plan available to the Applicants on or before \_\_\_\_\_, 2008. Applicants will be able to view this information at the sales center to determine what Condominium Unit they are interested in purchasing.
6. Applicants will be required to contract for the unit of their choice if available, starting \_\_\_\_\_ 2008. BRE will make appointments with each Applicant based on their priority. At this time, Applicant will have to sign a contract to purchase a unit and provide an additional \$1,500 earnest money deposit. The earnest money deposit shall be in the form of a personal check made out to First American Heritage Title, which shall be deposited in the title company's escrow account. An additional earnest money deposit of \$1,000 shall be due within seven days after the date on which Buyer receives written notice from Seller that a building permit for the Project has been issued. If Applicant chooses not to go to contract at this time, then upon request of the Applicant in writing, the \$500 application fee will be refunded by the Seller within three (3) business days.
7. BRE will continue to take applications for Work Force Condominium Units and keep a priority list until the Project is completed and all units have been sold. In the event a contract falls out for any reason prior to closing, the next person on the priority list shall be contacted

and given the opportunity to purchase the unit within 10 business days from said notification. In the event the first priority does not contract for said unit, priority standing will be forfeited and BRE will continue down the priority list until the Condominium Unit is placed under contract.

8. Notwithstanding anything contained in the Application or Application Process to the contrary, Applicant acknowledges that Seller has made no commitment to develop or construct the Project or sell the Condominiums at any time. In fact, Seller must pre-sell 36 Condominium Units to qualified purchasers or Seller will not develop or construct the Project.

By signing below, the applicant indicates that he/she has read and understands the process of contracting for a work force unit in the Project.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name