

Dealer Home Installation Payment Agreement (“Agreement”)

This Agreement by and between _____ (“Retailer”) and Boulder Meadows Manufactured Home Community (“Boulder Meadows”) dated _____ shall stipulate as follows:

Whereas, Boulder Meadows owns and operates a manufactured home community located in Boulder, Colorado, and desires to increase its occupancy, and

Whereas Retailer is in the business of selling manufactured homes and wishes to have the home installed in Boulder Meadows by a licensed installer, and

For good and valuable consideration, the Retailer, Installer, and Boulder Meadows hereby agree as follows:

Retailer shall sell the manufactured home and thereafter engage a fully licensed installer to complete the installation of the home per manufacturers’ specifications to include leveling, blocking, tie downs, skirting, and decks.

Retailer shall be responsible for all utility connections, inspections, and permits related to all utilities.

Upon completion of the installation and inspection of the home by all regulatory agencies and receipt of a Certificate of Occupancy or other similar documentation to confirm that the home is approved for habitation, Installer shall invoice Boulder Meadows for the cost of installation, not to exceed Eight Thousand Dollars (\$8,000.00) per home.

Boulder Meadows will remit payment directly to the Installer within thirty (30) days of the date of the invoice.

The Retailer may install a maximum of two (2) speculative (unsold) homes under the above terms and conditions and will be entitled to a rent incentive of three (3) months Free Rent for a maximum of two (2) speculative (unsold) homes. The Retailer agrees to sign the Uniprop Standard Investor Agreement used by Boulder Meadows.

This Agreement shall expire one (1) year from the date indicated above.

Agreed To and Approved By:

Boulder Meadows _____

Date _____

Retailer _____

Date _____

Installer _____

Date _____