

Sale of unit form Watson's Harverene Resort Inc.

This form is intended to help the tenant to understand the procedure to go through should the tenant choose to put their unit up for sale and transfer lease to another party.

1 – As per the lease, tenant is to notify Watson's Resort when tenant plans to sell their unit. This is to be done prior to advertising your unit for sale to the public or to others.

2 – All rules pertaining to the sale of a unit must be followed (signs, realtor, listings, etc.) Photos and descriptions are to be not be misleading.

3 – It is the tenants responsibility to provide to a prospective buyer, copies of rules, lease and any other forms which may be needed by the purchaser for review. Please note that most forms and documents are listed on our web page at www.watsonresort.com in blank form or you may copy your documents to give to a prospective buyer.

4 – If tenant finds someone to purchase their unit, tenant shall notify Watson's Resort and provide to Watson's Resort, the name of the interested buyer.

5 – Tenant shall arrange to have the purchaser contact Watson's Resort in order to go over tenancy (rules, lease and what Watson's Resort is all about) with the person wishing to purchase the unit if tenant is selling the unit with the intent of the purchaser taking over the lease.

6 – Tenant shall set up a date of transfer with the purchaser and with Watson's Resort.

7 - By the date of transfer, tenant shall be caught up with all bills owed to Watson's Resort. Watson's Resort shall not sign off on any lease transfer until all bills are paid in full which includes the one percent transfer fee.

8 – By the date of transfer, tenant shall be caught up with all bills owed to any other entity such as but not limited to – PUD, telephone, cable TV, etc.

9 – Prior to transfer, Watson's Resort must be provided with a signed and dated letter which authorizes Watson's Resort to remove tenant from the lease and authorizing Watson's to transfer lease to purchaser. A blank form letter is available for those who wish to use that or use it as a guideline.

10 – A 1% transfer fee (1% of the sale price of the unit) shall be payed to Watson's Resort from tenant. If tenant arranges to have the purchaser pay the fee, that is acceptable so long as the purchaser is in agreement and so long as Watson's Resort receives the payment by the date of transfer. Otherwise, tenant (seller) is responsible for this fee.

I, _____ (tenants name) here by authorize Watson's Resort to remove us (tenant) from the lease for space #___ and to transfer said lease into the name of

_____ who is purchasing the unit.

Date of transfer shall be on _____.

The 1% transfer fee (1% of the selling price of unit) shall be paid to Watson's Resort by _____ (seller) or _____ (purchaser) of the unit.

Name and address of person(s) purchasing the unit and taking over lease.

Phone number contact of person(s) purchasing the unit and taking over lease.

Please sign and date below.

Signature of seller _____

Signature of spouse _____

Date _____

Signature of buyer _____

Signature of spouse _____

Date _____