

Robinson Investment Company, Inc.
1140 US Highway 287, Suite 400-290
Broomfield, CO 80020

Apartment Reservation Agreement

I, _____, the prospective tenant, hereby tender \$ _____ as earnest money for my anticipated rental of the property located at _____.

I am advised and understand that when the lease regarding rental of the property is executed, the earnest money will be applied to the required security deposit. Until such time, the earnest money shall not be considered a security deposit, as contemplated by C.R.S. Sec. 38-12-103.

I agree that I will have 3 (three) business days ("Reservation Period") from the date of this agreement in which to execute the lease agreement.

During this Reservation Period, Robinson Investment Company, Inc. agrees that the property shall not be leased to another party.

I am advised and agree that if I change my mind and fail to execute a lease agreement for any reason, \$750.00 of the earnest money provided will be retained as liquidated damages. I understand that my agreement to lease the property, combined with Robinson Investment Company, Inc.'s agreement not to lease the property to another party during the three-day Reservation Period, precludes Robinson Investment Company, Inc. from seeking other tenants and that any damages caused by my failure to lease the property are substantial and difficult to quantify. As such, I agree that the liquidated damages are appropriate.

In the event of litigation regarding this agreement, the prevailing party is entitled to an award of actual attorney fees and costs, in addition to any judgment entered by the Court.

In the event that Robinson Investment Company, Inc., does not offer me a lease, I will receive my earnest money deposit back in its entirety immediately (if paid in cash) or, if paid by check, within three days after my check is processed by the bank.

I am advised that Robinson Investment Company, Inc. is working as a "Owner's Agent" in the context of this agreement.

Agreed to this _____ day of _____ 2007.

Prospective Tenant

Robinson Investment Company, Inc.