**OAKHAVEN MOBILE HOME PARK
PRE-LEASE AGREEMENT – NEW LOT DEVELOPMENT**

This **Pre-Lease Agreement ("Agreement")** is made and entered into as of the Effective Date set forth below, by and between:

**Landlord:**
**Go Drift Co., LLC (Ken Chandler)**
8300 N Taylor Rd, McAllen, TX 78504
("Landlord")

and

**Tenant:**
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
(“Tenant”)

**1. Lot Identification & Pre-Lease Reservation**

The Landlord is in the process of developing new mobile home lots within Oakhaven Mobile Home Park. By executing this Agreement and submitting payment as set forth below, Tenant acknowledges that:

* They are reserving a position in the order of lot completion.
* Lot assignments will be made **based on the order in which fully executed Agreements and cleared funds are received.**
* The specific lot number will be assigned once the respective lot is completed and deemed ready for occupancy by Landlord.

**2. Payment Terms**

To reserve a lot under this Agreement, Tenant agrees to submit the following payments:

* **Monthly Rent (First Month):** $450.00
* **Security Deposit:** $450.00
* **Total Due at Signing:** $900.00

All funds submitted under this Agreement are **NON-REFUNDABLE** under any circumstance, including but not limited to cancellation, withdrawal, or change of mind by the Tenant. These funds secure the Tenant’s position in the construction queue and constitute a binding reservation.

**3. Pre-Lease Status & Occupancy**

This Agreement is a **Pre-Lease Reservation Agreement only**, and does **not constitute a lease** or grant Tenant the right to occupy a specific lot until the following conditions are met:

* The reserved lot is completed and made available by the Landlord.
* Landlord issues a formal **Notice of Occupancy Availability**.
* A full **Residential Lease Agreement** is executed between the parties prior to move-in.

Tenant agrees not to enter or occupy any part of the premises until such lease is fully signed and lot construction is completed.

**4. Non-Transferable**

This Agreement is personal to the named Tenant and **may not be transferred, assigned, or sold** to any third party. Any attempt to do so shall be deemed void, and Landlord reserves the right to terminate this Agreement without refund.

**5. Acknowledgment of Construction Status**

Tenant acknowledges that:

* The property is still under development, and lot completion may be subject to weather delays, contractor scheduling, and utility service availability.
* No guarantees are made regarding a specific move-in date.
* Landlord shall not be held liable for construction-related delays.

**6. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the **State of Texas**, with venue lying exclusively in **Hidalgo County, Texas.**

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the Effective Date below.

**Tenant Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Landlord Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Ken Chandler, Go Drift Co., LLC
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_