

Hi Scittery Woods Townhomes Interested Buyers,

You are receiving this email because you previously expressed interest in being placed on the Scittery Woods Reservation List.

To be added to the list, the Sellers require the following four steps:

1. Completed Reservation Agreement

Submit a completed and signed copy of the attached *Scittery Woods Townhomes Non-Binding Condominium Unit Reservation Agreement* to Anne Hyland, Listing Agent at Portside Real Estate Group.

2. Pre-Approval or Proof of Funds

Provide a valid mortgage pre-approval and income verification from your lender. If the purchase will be cash, please provide proof of funds.

3. Income Verification

Provide documentation verifying that the purchaser's gross income is within the current **120% AMI HUD limits**. This must be verified by a qualified lender or certified accountant. The income restriction applies to the person or persons' income who will be on the deed and who will live in the unit.

4. Reservation Deposit – \$1,000

Two Lights Settlement Services shall begin accepting the deposits as of 9:00am on March 20, 2026. The refundable reservation deposit may be submitted in one of the following ways:

Wire Transfer

Email **Both**: Karyn Dowty at karyn@tlsettlement.com and Carly Joyce at CarlyS@tlsettlement.com for wire instructions and include your Full Name or both Names if 2 people are purchasing.

Check Delivery

Make the check made payable to **Two Lights Settlement Services** at:
411 U.S. Route One
Falmouth, ME 04105
Attn: Karyn Dowty

Please include **“Scittery Woods Resv Dep – (Your Name)”** in the subject line or memo. Place the check in a sealed envelope and deliver during normal business hours (Monday–Friday, 9:00 AM–5:00 PM) or place in the **locked black “after-hours” mailbox** located outside the building next to the parking lot.

Two Lights Settlement Services will date- and time-stamp all deposits received. The **order of buyers on the Non-Binding Condominium Unit Reservation List will be determined by the receipt of both the completed Reservation Agreement and the reservation deposit. It is the purchasers' sole responsibility to ensure that the deposit is received by the Escrow Agent, Two Lights Settlement Services.**

Please feel free to reach out with any questions.

Warm regards,

Anne Hyland