

OKLAHOMA DEPARTMENT OF SECURITIES
 DIVISION OF SUBDIVIDED LAND SALES
 STATE OF OKLAHOMA

 * FOR OFFICIAL USE ONLY *
 * * * * *
 * File No. _____ *
 * Received _____ *
 * Notice of Filing _____ *
 * Coordinated with HUD filing: [] [] *
 * Yes No *
 * Original Application _____ *
 * Amendment _____ *
 * Date of Registration _____ *
 * By: _____ *
 * * * * *

APPLICATION FOR SUBDIVISION REGISTRATION
PURSUANT TO THE OKLAHOMA SUBDIVIDED LAND SALES CODE

Name of Subdivision _____
 Location _____
(Street, Post Office Box or specific directions)
 City _____ County _____ State _____ Zip _____

GENERAL INFORMATION AND INSTRUCTIONS

The Oklahoma Subdivided Land Sales Code, Title 71, Oklahoma Statutes annotated, Section 601 et seq., (the "Code") requires registration of all subdivided land located outside this state before it may lawfully be offered or disposed of in this state unless it is exempt under Section 622 or 623 of this Code. Sections 622 and 623 provide many exemptions from registration and should be carefully reviewed prior to preparing this application to determine whether a filing will be required.

Registration under the Code requires the filing of three (3) separate disclosure documents: (i) the application with required exhibits, (ii) a public offering statement, and (iii) a summary disclosure statement. Instructions for preparing the public offering statement and the summary disclosure statement are found on separate instruction sheets supplied as part of your registration package.

JOINT FEDERAL AND STATE FILINGS - To the extent that the information required in this application is included in filings submitted to and approved by the Federal Office of Interstate Land Sales Registration (the "OILSR") or its successors, such filing will be accepted in lieu of a separate state filing. In this event, two (2) complete copies of the full registration package filed with the OILSR of the United States Department of Housing and Urban Development and the OILSR certificate of registration should be filed with this office. Only one (1) copy of the exhibits to OILSR filing shall be required. However, in any event, the summary disclosure statement should be prepared and filed with this office in conjunction with the OILSR filings.

Information and additional assistance may be obtained by writing the Oklahoma Department of Securities, Division of Subdivided Land Sales, at Will Rogers Memorial Office Bldg., 4th Floor, Post Office Box 53595, Oklahoma City, Oklahoma 73152 or by telephone at area code (405) 521-2451.

SECTION A. APPLICANT (Subdeveloper)

1. NAME:
- [] Individual [] Corporation [] Partnership
- [] Joint Venture [] Other _____

2. ADDRESS:

Street or P.O. Box City State Zip

3. Office address in Oklahoma, if any: _____

4. If Incorporated, state where and when: _____

5. Applicant's Fiscal Year End: _____

6. Subdivision's Fiscal Year End: _____

7. Is applicant the owner, developer or agent? _____

(If other than owner, explain and identify owner):

8. To whom (name, title and mailing address) should correspondence be directed?

9. Please give the name, address and principal occupation for the past five (5) years of every director, officer or partner of the applicant, and each owner of ten (10) percent or more of the equity of the applicant.

Name	Address	Position	Occupation for last 5 years
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(If additional space is needed, attach separate sheet to this page labeled "Addendum to Question #9")

10. Has any person named in Question #9 been disciplined, disbarred, censored or suspended by any governmental body or agency or convicted by any court for violation of a federal, state, local law or regulation in connection with activities relating to land sales, land investment, securities sales or registration, construction or sale of homes or home improvements or any other similar or related activity?

Yes No

If the answer is yes, please attach specific details and a summary of facts, to this page, labeled "Addendum to Question #10".

11. Has any person named in Question #9, during the past thirteen (13) years, filed a petition in bankruptcy or had an involuntary petition in bankruptcy filed against him or been an officer, director or controlling person of a business entity which has become insolvent or has voluntarily or involuntarily filed in bankruptcy?

Yes No

If the answer is yes, please attach specific details and a summary of facts, to this page, labeled "Addendum to Question #11".

SECTION B. DESCRIPTION OF SUBDIVIDED LAND TO BE SOLD

12. Common promotional name: _____

13. List properties in this filing _____

14. Number of lots in Subdivision: _____

15. Smallest lot: Square feet: _____

16. Minimum road frontage: _____

17. Gross acreage in entire Subdivision: _____

18. Gross acreage in this filing: _____

19. Number of dwellings in the Subdivision at the time of filing: _____

20. Number of dwellings planned but not completed: _____

21. Name of and number of miles to nearest town: _____

(Road miles by conventional automobile.)

22. Improvements:

(Boxes - Use C - for Completed;
Use P - for Promised)

DESCRIPTION		PERCENTAGE COMPLETED	DOLLAR COST FOR COMPLETION	PROMISED COMPLETION DATE
Graded Roads	[]	_____	\$ _____	_____
Paved Roads	[]	_____	\$ _____	_____
Electrical Supply	[]	_____	\$ _____	_____
Water Supply	[]	_____	\$ _____	_____
Sanitary Sewers	[]	_____	\$ _____	_____
Drainage	[]	_____	\$ _____	_____
Curbs and Gutters	[]	_____	\$ _____	_____
Sidewalks	[]	_____	\$ _____	_____
Street Lighting	[]	_____	\$ _____	_____
Gas Supply	[]	_____	\$ _____	_____
Telephone Service	[]	_____	\$ _____	_____
<u>COMMON AREAS</u>				
Swimming Pool	[]	_____	\$ _____	_____
Tennis Courts	[]	_____	\$ _____	_____
Golf Course	[]	_____	\$ _____	_____
Bike Paths	[]	_____	\$ _____	_____
Club House	[]	_____	\$ _____	_____
Playground	[]	_____	\$ _____	_____

Others: _____

23. Have any completion bonds, performance bonds or other agreements assuring completion of improvements, been posted or entered into by the subdivider with public authorities? _____

24. Community Facilities

a. Developed or to be developed within the Subdivision:

Elementary school? _____ Playground? _____ Shopping center? _____
High school? _____ Church? _____ Other? _____

b. Where the above are not developed or to be developed within the Subdivision, distance to:

Elementary school? _____ mi. Playground? _____ mi. Shopping center? _____ mi.
High school? _____ mi. Church? _____ mi. Other? _____ mi.

25. Is this land characterized by or exposed to:

Steep grades or ravings? _____ Soil erosion? _____ Soil sandy? _____
Poor surface drainage? _____ Floods? _____ Soil clay? _____
Ocean spray damage? _____ Filled grounds? _____ Soil volcanic? _____
High water table? _____ Swamp or marsh? _____

26. Is the land to be sold subject to any zoning restrictions?

Yes No

If answer is yes, list restrictions: _____

27. Will the use of the land be subject to Deed restrictions or restrictive covenants?

Yes No

If answer is yes, list briefly: _____

SECTION C. METHODS OF CONVEYANCE AND FINANCING (Title)

28. Date which subdivider acquired title to the land: _____. If subdivider does not have title to the land, explain briefly: _____

29. Will a sales contract or contract for deed be utilized by subdivider: Yes No

30. Terms and conditions of sale:

a. Are cash sales allowed? Yes No

b. If "YES", when does purchaser take title? _____

c. Minimum down payment on installment sales? _____

d. Maximum term of installment contracts? _____

e. Annual interest rate? _____

f. Is interest charge included in payments? _____

g. If there is a penalty for prepayment, explain? _____

h. If there is a refund provision, explain? _____

i. If all improvements promised are not included in the sales contract, explain: _____

j. Offeror and unit owners agreement on the common areas? _____

Explain: _____

k. Will purchaser be required to pay an improvement maintenance charge or any sum other than purchase price, interest, taxes or assessments validly levied by Government authority? Yes No

l. If "YES", explain: _____

m. Sales prices range from: \$ _____ to \$ _____

n. If there are any inducements, such as gifts, free offers, or any other promises offered to prospective purchasers, explain: _____

o. Amount of commissions (in percentage) to be paid at the time of closing: _____

31. Has the land been approved by any mortgage lending institution? Yes No

If so, describe: _____

32. Has the land been disapproved by any mortgage lending institution? Yes No

If so, explain: _____

33. Will subdivider provide or arrange financing for purchases of the land?

Yes No

If so, with what institutions? _____

34. What instrument will purchaser receive to evidence title to the land? _____

35. Will the purchaser's title be subject to any liens or other encumbrances, in whatever form? Yes No
 If answer is yes, explain: _____
36. Will the purchaser receive "Marketable Title" to the land? Yes No
 If answer is "No", explain: _____
37. Where will documents conveying title to the purchaser be recorded? _____
38. Will title insurance be available to a purchaser of the land? Yes No
 If answer is "No", explain: _____
39. Will purchase money be placed in escrow? Yes No
 If answer is "No", explain: _____
40. Taxes and Assessments:
- a. Are current Real Property Taxes paid? _____
 - b. Date next payment due? _____
 - c. Is tax based on raw acreage valuation or on subdivided lot valuation?

 - d. Who is to pay taxes until such time as title is conveyed? _____
 - e. Are there any assessments levied by any Governmental authority? _____
 - f. Is the land located in a special district or affected by any bond issue?
 Explain: _____
 - g. Are there any proposed special taxes or assessments affecting the land?
 Explain: _____

SECTION D. FILINGS WITH STATE/FEDERAL/PROVINCE AUTHORITIES

41. If a Land Registration filing has been accepted by any regulatory agency, list the jurisdictions: _____
42. If any Land Registration filing has been rejected, suspended or revoked, list the regulatory agency, the jurisdiction and the present status: _____
43. List any adverse order, judgment or decree entered in connection with this land registration by the regulatory agency in each jurisdiction or by any court: _____

SECTION E. REQUIRED EXHIBITS

NOTE: The following items should be attached to this Application and should be labeled "Exhibit _____" with the appropriate letter and number inserted in the space. If an exhibit is not applicable to this offering, place "N/A" in the space preceding each exhibit.

Check all Exhibits included with this Application:

EXHIBITS

- A-1 When the subdeveloper is a corporation or limited partnership, or if applicable a joint stock company or business trust, which must be domesticated in Oklahoma to do business in Oklahoma, a copy of a certificate of domestication issued by the Secretary of State of Oklahoma, or if applicable, other evidence of authority to do business in Oklahoma such as a copy of the certificate of incorporation if an Oklahoma corporation.
- A-2 If the subdivider is an unincorporated association, joint stock company, business trust or a general partnership using a fictitious name or any other form of business organization which may not file with the Secretary of State of Oklahoma, but which may be required to file copies of a trust instrument or certificates of fictitious name or a similar document with the clerk of the Oklahoma District Court in districts where company offices are located, real estate is owned or business is principally conducted, then a certified copy of each such filed document shall be attached as an exhibit.
- A-3 If subdivider is a trustee, a certified copy of all instruments by which the trust was created or declared, and in which it is accepted and acknowledged.
- A-4 If subdivider is a partnership or unincorporated association, or joint stock company or similar form of business organization, a certified copy of its articles of partnership or association and all other papers pertaining to formation and governance of the organization.
- A-5 An executed "Consent to Service of Process" irrevocably appointing the Administrator of the Oklahoma Department of Securities or his/her successor in office, as attorney to receive service of any lawful process in any non-criminal suit, action or proceeding against the applicant or his successor, executor or administrator which arises under the Oklahoma Subdivided Land Sales Code or any rule or order issued thereunder after the Consent has been filed, with the same validity as if served personally on the person filing the Consent, all as provided in Subsection A of Section 664 of Title 71 of the Oklahoma Statutes. Such "Consent to Service of Process" should be generally in the form of the uniform Form U-2 promulgated and recommended by the North American Securities Administrators Association.
- A-6 A uniform form of "Corporate Resolution", or in the case of another form of business organization a substantially similar and appropriate resolution, as applicable generally in the form of uniform Form U-2A as promulgated and recommended by the North American Securities Administrators Association.
- A-7 A list of all persons who are intended or expected to represent or assist the subdivider in selling or disposing of the subdivided land.
- A-8 A copy of any agency franchise agreements, sales agreements and a copy of any agreements between the subdivider and salesmen and brokers.
- A-9 A detailed statement of the plan under which the subdivider proposes to develop the subdivision, offer and sell lots and generally transact business, sworn to or affirmed by an officer of the subdivider or a person occupying a similar position.
- A-10 A copy of all advertising material intended to be used for distribution, publication or otherwise in connection with the subdivided land.
- B-1 An exact description of the real estate to be sold.
- B-2 A map or plat prepared by an independent, registered professional land surveyor showing the boundaries, dimensions, setback lines, roads, utility easements, public easements and all other similar information regarding the subdivided land including all common areas and lots of the subdivision.
- B-3 Copies of all zoning restrictions and deed restrictions affecting any of the subdivided land included in the filing.
- C-1 Copies of conveyances, bearing public record book and page number, by which the subdivider or owner acquired title. If the subdivider does not own the property, attach copies of all instruments which give the subdivider authority to sell.

- [] C-2 Copies of all instruments presently creating liens, mortgages, encumbrances, reservations or defects upon or otherwise affecting the use or title of land included in the filing. The documents shall reflect the book and page number of the public records where they are recorded.
- [] C-3 A list of units by lot number and section number, as applicable, which relates each lot to all improvements which are dependent upon future performance according to any promise made by the subdivider.
- [] C-4 An up-to-date, current copy of either a master title insurance policy providing coverage for the purchasers of lots or a specimen copy of individual title insurance policies which will provide coverage for the purchasers of lots and an independent, as described in Section 625 of Title 71 of the Oklahoma Statutes, attorney's title opinion regarding title to the subdivided land included in the filing and a consent to use the opinion in connection with the registration.
- [] C-5 A copy of the sales contract, including contract for a deed, if applicable, to be used.
- [] C-6 A copy of any note, including mortgage note, to be used.
- [] C-7 A copy of the deed or other instrument to be used by the subdivider in conveying title to the purchasers.
- [] C-8 A copy of any mortgage trust escrow agreement.
- [] C-9 A copy of any improvement escrow agreement.
- [] C-10 A copy of an independent licensed engineer's report regarding the soil and topography of the subdivided land, and a consent to use the report in connection with the registration.
- [] C-11 A copy of any and all contracts for franchises with public utility companies or copies of all documents and instruments providing arrangement for services and facilities in lieu of those provided by any public utility companies.
- [] C-12 A copy of any and all completion bonds, performance bonds and agreements with public authorities which guarantee completion of improvements.
- [] C-13 A copy of all contracts or agreements to be used between any salesmen and the ultimate purchaser.
- [] E-1 An opinion of counsel regarding the legality of the proposed offering of subdivided land and a consent to use such opinion in connection with the registration.
- [] E-2 Audited financial statements including a schedule of real estate assets, with a consent to use the opinion of the independent accountant in connection with the registration.
- [] F-1 Three (3) copies of the Public Offering Statement, for which the federal Property Report with supplement may be used. (Instructions provided on different sheet.)
- [] F-2 Summary Disclosure Statement. (Instructions provided on different sheet.)

AFFIDAVIT

STATE OF _____) ss.
COUNTY OF _____)

I, _____, duly sworn, depose and say that the statements herein contained and documents submitted are full, true and complete.

By: _____
(Developer)

By: _____
(Authorized Officer or Agent)

Subscribed and sworn to before me this _____ day of _____, 19__.

Signature of Officer Admin. Oath

Notary Public _____
County of _____