

ADDENDUM/AMENDMENT # \_\_\_\_\_ (1,2,3,ETC.)

(Use for Pre-sold or Under Construction Homes)

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THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT INCLUDING ANY ATTACHMENTS. IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

This is an \_\_\_ ADDENDUM or an \_\_\_ AMENDMENT to the Real Estate Purchase and Sale Agreement and Receipt for Earnest Money.

Earnest Money Dated: \_\_\_\_\_, \_\_\_\_\_ ID # \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BUYER(S): \_\_\_\_\_

SELLER(S): Syringa Construction LLC; Contracting Business Registration Number RCE-517

The undersigned parties hereby agree as follows:

- 1) Construction activity on your Homesite can create hazardous conditions that could result in serious injury or death. During construction, Buyers, Buyer's Agents or Guests assume all risk of injury upon themselves when visiting the site; and children under 18 are prohibited from visiting the site.
- 2) Every home is unique. When using manual labor and natural materials each home becomes unique. Slight variations from home to home will occur throughout the construction process.
- 3) Seller will provide construction quality and materials as shown below:
  - a. Similar to home at \_\_\_\_\_.
  - b. See attached list of specifications labeled Addendum # \_\_\_\_\_.
- 4) Buyer and Seller agree that any change from the original plans and specifications shall constitute a 'change order'. The Buyer understands any change order may increase the price of construction, and upon execution of a written change order, Buyer agrees to pay the increased price set forth in the change order.
- 5) Buyer selected exterior colors and materials are subject to the subdivision's ACC approval.
- 6) Buyer's interior color and finish selections are subject to Seller approval. Some color and finish selections may require an additional NON-REFUNDABLE Earnest Money deposit prior to approval and installation.
- 7) Buyer understands that Buyer's selection of finish materials is a critical part of the construction process. Buyer agrees they will have all Buyer selections and upgrades identified at or before the framing walk-through with the Seller. Any Buyer selections or Buyer changes to construction after the framing walk-through will constitute a 'change order' and may impact the closing date. Any change order items that delay the closing date will incur an additional charge to the Buyer and require a written addendum specifying the new purchase price and extending the closing date.
- 8) This agreement is not contingent upon Buyer's financing.
- 9) Closing Date: The Closing date is an estimate. Seller will provide Buyer with an updated closing date after the sheetrock process has been completed.

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- 10) Initial Earnest Money Deposit to be \$ \_\_\_\_\_. This deposit shall be nonrefundable and released to Syringa Construction LLC within five (5) business days of mutual acceptance of this agreement.
- 11) Second Deposit: Buyer to deposit and release directly to Seller and additional \$ \_\_\_\_\_, NONREFUNDABLE, deposit when final plans and specifications have been signed by both Buyer and Seller. All Earnest Money funds will be credited towards the Buyer at closing.
- 12) \_\_\_\_\_
- 13) \_\_\_\_\_

To the extent the terms of this ADDENDUM or AMENDMENT modify or conflict with any provisions of the Real Estate Purchase and Sale Agreement including all prior Addendums or Amendments, these terms shall control. All other terms of the Real Estate Purchase and Sale Agreement including all prior Addendums, Amendments, or Counter Offers not modified by this ADDENDUM or AMENDMENT shall remain the same.

The herein agreement, upon its execution by both parties, is made an integral part of the aforementioned Agreement.

Date: \_\_\_\_\_ Time: \_\_\_\_\_ AM/PM      Buyer(s): \_\_\_\_\_ / \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ AM/PM      Seller: \_\_\_\_\_  
Syringa Construction LLC by Steven Hanson, Managing Member