

ADDENDUM/AMENDMENT # _____ (1,2,3,ETC.)
(Use with all Homes)

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) Syringa Construction LLC is a limited liability company registered with the State of Idaho's Contractors Board. The Contractor Registration number for Syringa Construction LLC is RCE-517.
- 2) Seller will cover the cost of the Buyer's appraisal at closing. Buyer responsible for all appraisal and lender fees should this transaction fail to close as scheduled.
- 3) Title One (Nan Holmes) will be used for closing the transaction and title insurance.
- 4) Buyer's Earnest Money to be _____ and released to the Seller as a non-refundable deposit no later than _____.
- 5) Seller's acceptance is based upon the closing date shown in this agreement. Buyer and Buyer's lender understand that Seller will not extend the closing date for lending related delays without a written change order extending the closing date. Lending related extensions will incur a minimum \$250.00 fee to be paid by the lender or the Buyer.
- 6) Real Estate Fees will be calculated on the price of the home, LESS any Buyer paid concessions from the Seller.
- 7) _____

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

ADDENDUM/AMENDMENT # _____(1,2,3,ETC.)
(Use for Pre-sold or Under Construction Homes)
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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.

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

(Use for Pre-sold or Under Construction Homes)

Page 2 of 2

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) _____

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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

ADDENDUM/AMENDMENT # _____ (1,2,3,ETC.)
(Use at Framing Walk-through)

THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT INCLUDING ANY ATTACHMENTS.
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and Receipt for Earnest Money.

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ADDRESS: _____

BUYER(S): _____

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

The undersigned parties hereby agree as follows:

- 1) Buyers have completed the framing walk-through with the Seller and agree the home is being built in substantial compliance with the original plans.
- 2) Buyers have completed the 'Buyer's Selections Worksheet' which will be attached to this agreement as Addendum # _____.
- 3) Buyers have requested changes/upgrades be made to the construction of the home as noted on Change Order # _____ attached to this agreement as Addendum # _____.
- 4) Buyer understands any changes to the construction of this home or the finish materials selected, after this date, will incur a \$250 change order fee and applicable construction and/or delay costs. All changes must be documented with a written 'Change Order'.
- 5) Buyer understands that, if any Buyer selected items are delayed, discontinued or otherwise become unavailable, Seller reserves the right to substitute similar products or materials as needed to complete the home on schedule.
- 6) _____
- 7) _____
- 8) _____
- 9) _____

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Date: _____ Time: _____ AM/PM Buyer(s): _____ / _____

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

January 3rd, 2008

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

***** Change Order # _____ *****

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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:

Item	Price	Quantity	Extended Pricing
Current Contract Price			\$
NEW CONTRACT PRICE			\$

With the execution of this Addendum, Buyer agrees make an additional \$_____ Non-Refundable earnest money deposit, released directly to the Seller, no later than _____.

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Date: _____ Time: _____ AM/PM Buyer(s): _____ / _____

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

January 3rd, 2008

General Contractor's Disclosure Statement As pursuant to Idaho Code Section 45-525

For the Property located at: _____

Buyer Name: _____

- 1) The homeowner or purchaser has the right, at a reasonable expense to the homeowner or purchaser, to require that the general contractor obtain lien waivers from any subcontractor performing services or materials to the General Contractor. Lien waivers will be collected for a \$500.00 fee, paid by the Buyer, at the time the waivers are requested.
- 2) The homeowner or purchaser has the right to receive proof that the General Contractor has general liability insurance and worker's compensation insurance.
- 3) The homeowner or purchaser has the opportunity to purchase an extended policy of title insurance that covers certain unfilled or unrecorded liens.
- 4) The homeowner or purchaser has the right to require, at the homeowner or purchaser's expense, a surety bond in an amount up to the value of the construction project.
- 5) Subcontractor and Supplier Listing: Seller reserves the right to change or modify this list during the course of construction without notification to the Buyer. Buyer may request, in writing, a complete list of specific individuals working on their home at the completion of construction for a \$50 fee.

Vendor	Address	Phone #
Action Garage Door	PO Box 43 Nampa, ID 83653-1400	466-1400
Afterhaul, LLC	P.O. Box 443 Meridian, ID 83680	870-0975
All About Lights	11915 W Executive Drive Boise, ID 83713	375-7060
Atkinson Mirror & Glass	909 North Orchard Boise, ID 83706	375-3762
Blue Ribbon Fence	11583 W Sharpthorne Dr, Boise, ID 83709	362-8679
Canyon Custom Woodworking	3521 Arthur Street, Caldwell, ID 83605	455-1670
Coltrin Central Vacuum	11580 W Fairview Avenue, Boise, ID 83713	895-8900
Computer Products, Inc	10400 W Overland Road, Boise, ID 83709	484-8408
Delgado Siding	616 Laster Street, Caldwell, ID 83607	713-0448
Final Touch	P.O. Box 190062, Boise, ID 83719	890-2073
Floorguard	12 Hidden Ridge Ln, Boise, ID 83716	343-0661
Gale Insulation	2908 Brandt Avenue Nampa, ID 83687	465-5201
Gale Plumbing	3730 E Mackay Dr, Meridian, ID 83642	895-8097
Gem State Truss	16255 Franklin Blvd Nampa, ID 83687	461-1234
Green City Landscape	P.O. Box 140281 Boise, ID 83714-0281	371-2113
Glenn Electric	6376 W Gowen Road, Boise, ID 83708	322-1224
HardRock Construction	523 Rumpel Lane Meridian, ID 83642	846-8419
Helena's Interiors Inc.	2943 S Denali Way, Meridian, ID 83642	288-2787
Independent Framers	4863 W Classic Drive, Meridian, ID 83642	703-8142
JDH Builders	11998 West Armga Drive Boise, ID 83709	377-8340
LaFever Roofing	PO Box 127, Meridian, ID 83642	888-8285

Vendor	Address	Phone #
Leisure Time of Boise	9710 Fairview Ave Boise, ID 83704	376-0180
Low's Ready Mix	2344 Dunnyon Eagle, ID 83616	939-8884
Lumbermens	415 E Broadway Meridian, ID 83642	888-1457
Miller's Creative Masonry	2457 N Waggle Place Meridian, ID 83642	898-5895
Mountain Creek Builders	809 Terry Drive, Emmett, ID 83617	365-8866
Mountain Millwork, Inc	1834 West Airport Way Boise, ID 83705	890-5041
Peerless Painting	4216 Clark Street, Boise, ID 83705	353-3484
Performance Drywall	PO Box 1341, Eagle, ID 83616	941-7464
Power Enterprises	16131 Franklin Road, Nampa, ID 83637	461-4670
Refinishing Touch	P.O. Box 4886, Boise, ID 83711	672-1965
S&S Seamless Gutters	PO Box 521, Meridian, ID 83680-0521	941-1116
Sears Commercial	Sears at the Boise Town Square Mall	888-507-9312
Thompson Construction	2749 Lancaster Dr, Boise, ID 83702	866-3573
Sunrise Hardwood Floors	PO Box 516, Kuna, ID 83634	941-4690
Ultimate Heating	11525 W Fairview Boise, ID 83713	321-8663
Zial Networks	P.O. Box 6529, Boise, ID 83707	323-8240

All subcontractors and suppliers, if contacted by the buyer, are able to disclose ONLY any amounts still owed by Syringa Construction LLC to supplier/ subcontractor for the home located at _____ and written authorization must be obtained from Syringa Construction LLC before supplier/subcontractor may release information. As account balances are private, supplier/subcontractor must verify that the person requesting the information is, in fact, the homebuyer.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF THIS DISCLOSURE

Buyer Signature

Date

January 3rd, 2008