



# Avenue Meadows Offer Guidelines - Phase 2

Use TREC NO. 23-15 New Home Contract (Incomplete Construction)

Page 1 – #1. Seller’s name is Avenue Development, LLC

Page 1 – #5. Minimum 1% Earnest Money – Call for Title Company information.

Page 1 – #6. C. Survey - Seller will not pay for survey – choose C(2)

Page 2 – #6. E. Title Notices - There is no HOA, choose “is not” under E(2)

Page 3 – #7. C. Cost Adjustments insert: “In Advance and are Non-Refundable”

Any upgrades or changes selected by the buyer which fall outside of the upgrade options provided by the builder on the **Upgrade Pricing Addendum** must be paid for in advance by the buyer and are 100% non-refundable.

Page 3 – #7. E. Completion Insert “TBD” for the commencement date. All homes are on a staggered build schedule, therefore the commencement dates will fluctuate.

Page 3 – #7. Insert completion date as follows:

Address	Completion Date
61 Meadow Lea	05/30/2020
63 Meadow Lea	45-60 days from contract
8403 Madie Dr.	45-60 days from contract
8405 Madie Dr.	45-60 days from contract
8407 Madie Dr.	45-60 days from contract
8409 Madie Dr.	45-60 days from contract

Page 4 - #7.

G. INSULATION: As required by Federal Trade Commission Regulations, the information relating to the insulation installed or to be installed in the Improvements at the Property is: (check only one box below)

- (1) as shown in the attached specifications.
- (2) as follows:

- (a) Exterior walls of improved living areas: insulated with fiberglass batt insulation to a thickness of 6.25 inches which yields an R-Value of 19.
- (b) Walls in other areas of the home: insulated with \_\_\_\_\_ insulation to a thickness of \_\_\_\_\_ inches which yields an R-Value of \_\_\_\_\_.
- (c) Ceilings in improved living areas: insulated with fiberglass blown insulation to a thickness of 15.3 inches which yields an R-Value of 38.
- (d) Floors of improved living areas not applied to a slab foundation: insulated with \_\_\_\_\_ insulation to a thickness of \_\_\_\_\_ inches which yields an R-Value of \_\_\_\_\_.
- (e) Other insulated areas: insulated with \_\_\_\_\_ insulation to a thickness of \_\_\_\_\_ inches which yields an R-Value of \_\_\_\_\_.

All stated R-Values are based on information provided by the manufacturer of the insulation.



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**Page 4 – #9.** Insert “See Special Provisions” in blank for closing date. Closing will be within 45 days after substantial completion.

**Page 4 – #11.** Insert the language below in special provisions:

**In ALL contracts:**

1. *Seller will notify Buyer when home is ready for final inspection, and Buyer shall make any repair requests within 7 days of Seller's notification.*
2. *Closing to take place within 45 days of substantial completion.*

**Page 6 - #21.** Buyer information must be complete. Seller will NOT sign contract if section is left blank.

**Page 7 – #22.** Check “Other”- write in the following:

- ADDENDUM - Buyer must also initial **Third Party Financing Addendum** *(if applicable)*
- ADDENDUM – **Avenue Meadows Upgrades Pricing Addendum** with upgrades check marked, price totaled, and signed/dated, only include pricing addendum for specific address. If buyer does not want any upgrades the total amount is \$0. *(must be included in all contracts)*
- ADDENDUM – **Avenue Meadows Closing Delays Addendum** *(must be included in all contracts)*
- ADDENDUM - **Pre-Purchase Homeownership Education and Counseling Addendum** *(must be included in all contracts)*

**\*\*Pre-approval letter and/or Proof of Funds must accompany all offers.  
Proof of funds must be dated within last 30 days\*\***

Submit all offers and/or questions to: Angela Guerrero, [realty@avenuecdc.org](mailto:realty@avenuecdc.org) ; 713-322-0034