

**Avenue Meadows Phase 2
Upgrades Pricing Addendum**

Address: _____

Directions: Select the upgrades with a check mark. Provide total of upgrades. If not upgrading, mark “opt-out of upgrade selection” and enter \$0 in total.

Comfort Bundle \$1,580

Gutters \$850

Comfort Bundle includes cabinet pulls, fans in all bedrooms and living area, mirrors in baths, and ceramic tile backsplash in kitchen

Opt-out of upgrade selection. **Enter \$0 in total.**

Total: \$ _____

Amenities: The following amenities are specific to Avenue Meadows Phase 2 homes and may differ from other phases.

Energy Efficiency & Safety Features

- 14 SEER Heating, Ventilation and Air Conditioning (HVAC) system
- DuPont™ Tyvek® HomeWrap®
- R38 Blown-in Insulation in the roof and R19 Batt insulation in the exterior walls
- Gas furnace and gas tankless water heater
- PEX Plumbing that is flexible and resistant to scale build-up and freeze-breakage.
- Water-conserving plumbing fixtures at toilets, shower heads, and faucets
- High performance rated double-pane Low E windows
- Energy-efficient, compact fluorescent bulbs in light fixtures
- ENERGY STAR® dishwasher
- Combination carbon monoxide and smoke detectors
- Programmable thermostat for energy conservation
- Pre-wired security system with motion detector and key pad

Exterior Design Features

- High quality exterior paint scheme
- Flush panel solid core exterior doors
- Drought-tolerant plants
- Fully sodded front and back yards
- Fully fenced back yard
- 2 exterior hose bibs

Interior Design Features

- Vinyl flooring in main living areas
- Carpet made in part with recycled material in all bedrooms
- Tile in Baths and Laundry
- Black appliances: gas range vented to the exterior, microwave , dishwasher and garbage disposal
- Decorative pendant light fixture in dining areas
- Pre-wired for data CAT-5 in the Living Room and Master Bedroom
- Ceramic tile in shower surrounds
- Low VOC (volatile organic compounds) paint for healthier indoor air quality
- Faux wood 2” blinds on select windows
- Blocking in walls for future installation of grab bars
- Flush panel solid core doors throughout the interior
- Single lite French door opens to the patio
- Interior Laundry

Quality Craftsmanship

- Builder’s warranty program included
- Professionally engineered post-tension slab foundation
- Low maintenance HardiePlank® exterior siding with a 50 year transferable manufacturer’s warranty
- Informative operations and warranty binder included

Buyer Signature

Date

Seller Signature

Date

AVENUE MEADOWS

ADDENDUM REGARDING CLOSING DELAYS

The Houston Residential Market is experiencing a remarkable resurgence in residential sales and new home construction activity. This unprecedented turnaround is obviously beneficial to the local economy and those of us engaged in the real estate business; however, the boom is also contributing to delays in construction financing, materials availability, utility installation, and labor procurement. Construction financing is affected by increased demand for appraisals and title commitments. We may now have to wait a period of time for delivery of construction materials. Only a short while ago these materials were readily available. Lead times for installation and tie in of public utilities including electricity and natural gas have lengthened. All of the above discussed factors are resulting in construction delays. Even in the best of conditions estimating new construction completion dates is a moving target.

We are estimating a completion date of (45-60 days from executed contract) for the home you have contracted to purchase; however, Avenue Development LLC reserves the right to extend the completion date as needed. Avenue Development LLC will not bear any costs or responsibility for temporary living arrangements, storage charges, rate lock extension fees or any other situation brought about by closing delays should the estimated completion date be extended.

Buyer	Date	Seller	Date
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Buyer	Date
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Deed Restrictions Addendum

Address

Single Family Residences at Avenue Meadows shall be owner-occupied (i.e., the Single Family Residence shall not be leased, rented or licensed for any reason whatsoever). The leasing, rental, or license of any portion of any Lot or building thereon, for any monetary value or other consideration, for a time period of less than thirty (30) consecutive calendar days is prohibited. However, each Owner shall be permitted to lease their garage apartment, if any (subject to the foregoing restriction for leases of less than (30) days).

For more information refer to the Avenue Meadows Declaration of Covenants and Restrictions (deed restrictions) attached.

Buyer Signature

Seller Signature

Date

Date

Pre-Purchase Homeownership Education and Counseling Addendum

Address

Avenue Meadows buyers are required to complete a one-on-one Pre-Closing Counseling session at Avenue's Homeownership Center. All buyers are strongly encouraged to attend a Pre-Purchase Homebuyer Education Class to gain knowledge about the home buying process as a first-time homebuyer. There is no cost to attend the counseling session.

To set an appointment for the counseling session, call 713-864-9099 or email classes@avenuecdc.org

Avenue's Homeownership Center, a HUD-approved Housing Counseling Agency that adheres to the National Industry Standards for Homeownership Education and Counseling. To register for a class, visit www.avenuecdc.org/homeownership

Buyer

Seller

Buyer