

OPTION ADDENDUM TO REAL ESTATE SALES AGREEMENT

THIS ADDENDUM IS EFFECTIVE AS OF THE DATE OF ACCEPTANCE ON THE REAL ESTATE SALES AGREEMENT BY & BETWEEN:

PURCHASER(S): Gary Legendre and Linda Legendre

AND SELLER: Darling Homes of Texas, LLC.

PROPERTY: Plan: HP20.D.L, Garage: L, Lot: 04, Block: 05, Section: 02, an addition to the City of Conroe, Montgomery County, also known as: 17137 Knoll Dale Trail, Conroe, TX 77385

according to the recorded plat, together with all improvements constructed on the property by Seller.

ADJUSTED SALES PRICE AFTER OPTIONS: _____

1	5070	Brick - Optional Rear Brick	1	0	0
2	5480	Add 2' in depth to family room	34	60	2,040
3	5480	Extend breakfast room 2'	26	60	1,560
4	5480	Pull garage access door forward to create mud room.	30	50	1,500
5	5480	Extended covered patio to measure 19' x 13'	1	5,130	5,130
6	5830	Replace existing windows in family room to picture glass. No charge	1	0	0
7	5480	Delete column at base of stairs. See redraw.	1	0	0
8	5700	Add garage access door. See redraw.	1	470	470
9	5480	Add space at upstairs storage area for sewing room.	18	45	810
10	5830	Exchange second story windows in family room with 3060	2	100	200
11	5685	Custom walk in shower in lieu of standard arrangement. No charge. Credit given for tub and standard shower	1	0	0
12	5480	Add 2' depth to bedroom #3	26	45	1,170
13	5997	Credit given for deleting bedroom #2 and closet	1	-	-
				5,910	5,910
14	5060	Add buff mortar	1	1,200	1,200
15	5070	Upgraded Brick: CBC-Covington	1	280	280
16	5200	Cabinets: Countertops: Bath 2: Level CMRG1	1	9	140
17	5200	Cabinets: Countertops: Bath 3: Level CMRG1	1	9	88
18	5220	Cabinets: Countertops: Kitchen Deck: Level G3cm2	1	7	241
19	5220	Cabinets: Countertops: Kitchen Island: Level G3cm2	1	7	276
20	5200	Cabinets: Countertops: Master Bath: Level CMRG1	1	9	166
21	5430	Fireplace: Fireplace Primary / Family: Painted Mantel Level A Detail B Level 02 Tile	1	8	8
22	5910	Flooring: Carpet Pad: Bedroom 2: Level 2	1	0	38
23	5910	Flooring: Carpet Pad: Bedroom 3: Level 2	1	0	31
24	5910	Flooring: Carpet Pad: Gameroom: Level 2	1	0	58
25	5910	Flooring: Carpet Pad: Hallway to Bedroom 2: Level 2	1	0	4
26	5910	Flooring: Carpet Pad: Master Closet: Level 2	1	0	19
27	5910	Flooring: Carpet Pad: Stairway: Level 2	1	0	24
28	5910	Flooring: Carpet Pad: Storage Closet - 2nd Floor: Level 2	1	0	14

Initialed By Purchaser *AL*

Initialed By Seller *CE*

29	5900	Flooring: Carpet: Bedroom 2: Level 04	1	1	278
30	5900	Flooring: Carpet: Bedroom 3: Level 04	1	1	224
31	5900	Flooring: Carpet: Gameroom: Level 04	1	1	421
32	5900	Flooring: Carpet: Hallway to Bedroom 2: Level 04	1	1	27
33	5900	Flooring: Carpet: Master Closet: Level 04	1	1	135
34	5900	Flooring: Carpet: Stairway: Level 04	1	1	177
35	5900	Flooring: Carpet: Storage Closet - 2nd Floor: Level 04	1	1	98
36	5850	Flooring: Tile: Bath 2: Level 01 Diagonal	1	1	60
37	5850	Flooring: Tile: Bath 3: Level 01 Diagonal	1	1	35
38	5850	Flooring: Tile: Master Bath: Level 02 Diagonal	1	2	177
39	5850	Flooring: Tile: Utility Room: Level 01 Diagonal	1	1	64
40	5890	Flooring: Wood: Dining Room: Level 2	1	11	2,006
41	5890	Flooring: Wood: Entry: Level 2	1	7	424
42	5890	Flooring: Wood: Extended Entry: Level 2	1	11	1,195
43	5890	Flooring: Wood: Family Room: Level 2	1	11	4,183
44	5890	Flooring: Wood: Hallway to Garage: Level 2	1	11	918
45	5890	Flooring: Wood: Hallway to Master: Level 2	1	11	203
46	5890	Flooring: Wood: Kitchen: Level 2	1	7	2,446
47	5890	Flooring: Wood: Master Bedroom: Level 2	1	11	3,180
48	5890	Flooring: Wood: Study: Level 2	1	11	1,899
49	5650	Paint Interior: Accent: Wall - Single Room One Wall Level 3	1	150	150
50	5650	Paint Interior: Whole House: Trim Level 2	1	0	1,022
51	5220	Plumbing: Sink - Kitchen: Level CPS3	1	1,689	1,689
52	5220	Plumbing: Sink - Master Bath: Level CMS2	1	40	80
53	5220	Plumbing: Sink - Secondary Bath: Level CMS2	1	40	120
54	5120	KITCHEN/ISLAND-KMV-RAISED PANEL MAPLE- CAFE MOCHA	1	500	500
55	5120	KITCHEN- KMV- ADD TRASH CAN	1	250	250
56	5120	KITCHEN- KMV- ADD 2 3/8 PULL OUT TRAYS QTY 2	2	130	260
57	5120	KITCHEN- OPT #2 REFRIDGE SURROUND	1	420	420
58	5120	KITCHEN-KMV-MAPLE ADD DESK AREA WITH BOOKSHELFS	1	590	590
59	5120	UTILITY-CABINETS- ADD BASE CABINET- PAINT GRADE	1	210	210
60	5680	KITCHEN FAUCET LELAND 978 DST RB RP50813 SOAP DISPENCER	1	140	140
61	5680	BATH #3 PLUMBING- WINDEMERE B2596LF OB	1	220	220
63	5860	KITCHEN BACKSPLASH- (E)GRP 9 - TUMBLED TRAVERTINE BIEGE 6X6 LAID DIAGONAL	1	800	800
64	5320	wire for additional vanity fixture at master bath. Note: an additional fixture must be added at the Design Center	1	50	50
65	5620	NO mirrors/shower glass. Credit for mirrors/showers.	1	-500	-500
66	5550	gutters on sides and rear of home.	1	780	780
67	5320	door jamb switch at pantry	1	89	89
68	5320	2 coach lights w/ switch - per redline	1	280	280
69	5320	above cabinet lights	1	520	520
70	5320	below cabinet lights	1	470	470
71	5320	whole home surge protector	1	170	170
72	5320	3 pendant lights w/ switch - rough only	1	200	200
73	5320	floor plugs (2)	2	270	540

74	5270	5.1 Surround Sound in family and game	2	290	580
75	5270	additional cable outlet	1	125	125
76	6001	Fees - F.R.O.: Actual Architectural Redraw Fee (# of Hours): Architecture Fee	8	200	1,600
77	5270	Electrical - F.R.O.: Audio Wiring: Pre-Wire for Volume Control and 2 Speakers - Control and Speakers Not Included: Run speaker wire to covered patio	1	190	190
78	5320	Electrical - F.R.O.: Ceiling Fan Wiring: Ceiling Fan Box & Prewire - Does Not Include Fan: Add two block and wire to covered patio	2	150	300
79	5320	2 additional 110 outlets for wall mounted TV's	2	50	100
80	5170	conduit for wall TV's	1	70	70
81	5320	Install second light at master bathroom vanity at no charge. This is in exchange for deleting wrought iron at gameroom balcony.	1	0	0
82	5710	add gas stub at patio	1	220	220
83	5270	conduit from patio to family, and move TV wiring at game to opposite wall.	1	160	160
84	5320	add dedicated outlet at patio	1	220	220
85	5750	Built in lockers at garage entry	1	975	975

Purchaser acknowledges and agrees that the Option Addendum documents changes to the Real Estate Sales Agreement ("Contract") entered into on the date above.

Purchaser requests the options described in this Option Addendum to the plans and specifications agreed upon the Purchaser and Seller in the Contract as amended by any prior Option Addendum. Unless expressly waived by Seller in writing, Purchaser agrees to deposit with Seller the entire amount of any increase in the Purchase Price relating to the changes and upgrades reflected by this Option Addendum, including additional architectural fees and engineering fees if applicable. Seller shall have no liability for delays in completion of improvements or closing which occur because of the requested changes. The terms provisions and conditions of this Option Addendum prevail over anything to the contrary in the Contract. This Option Addendum constitutes authorization to the contrary in the Contract. This Option Addendum constitutes authorization by Purchaser to Seller to proceed with the described changes upon acceptance hereof by Seller. If applicable, changes are subject to evaluation and approval by DVA or FHA and Seller is not responsible for delays incurred in processing of changes by DVA or FHA.

This Option Addendum may be executed by facsimile signature and in multiple counterparts. Signatures pages of both parties to this Option Addendum may be combined to form a single document.

SELLER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE EFFECT OF ANY OF THE ABOVE OPTIONS ON THE FINAL APPRAISED VALUE OF THE PROPERTY.

PURCHASER AGREES THAT IF, FOR ANY REASON, PURCHASER FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY SUBJECT TO THE CONTRACT, THEN ALL AMOUNTS COLLECTED FOR THE CHANGES REFLECTED HEREON WILL BE RETAINED BY SELLER IN ADDITION TO ANY OTHER AMOUNTS PURCHASER IS LIABLE FOR UNDER THE CONTRACT, AND PURCHASER SHALL HAVE NO RIGHT TO REIMBURSEMENT FOR ANY OF SUCH AMOUNTS.

Pricing Summary:

Total Allowance: _____

Total Options: _____

Total Sales Price: _____

Amounts Paid
Outside of Closing: _____ 0

Adjusted Sales
Price: _____

Remaining
Allowance: _____ 0

Total Earnest Money _____

SELLER:

PURCHASER:

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