

Sales Contract Addendum

MKM Superior Homes, LLC

P.O. Box 1179

Pinehurst, TX 77362

- Closing Extension:** If closing of this transaction is delayed for any reason due to no fault of the builder the closing may be extended up to 5 days at the request of and without cost to either party. After this five (5) day period, any additional extension of the closing date requested by the buyer, buyer's agent or lender may be agreed to by the Builder at the Builder's sole discretion. In the event the Builder agrees to an additional extension of the closing date, Buyer shall pay \$100.00 per day for that additional extension. The extension payment shall be due upon the closing of this transaction.
- Plans and Specifications:** Builder shall construct the home in accordance with the general layout depicted in the drawings and per the features sheet attached as part of this addendum. Builder reserves the right to modify the material specifications provided that the material modifications must be of a quality equal to the materials provided for in the original specifications.
- Inspections:** Buyer may, at Buyer's expense, have the home inspected by an independent licensed home inspector prior to closing. Buyer shall notify Builder of the date of the inspection, which shall be prior to the Homeowners walk through with the Builder and in any event completed prior to the closing date. Those conditions described in the inspection report that do not meet local building codes shall be corrected by the Builder, before or after closing at the election of the Builder. Non building code items may be noted in the inspection report and the Builder may review the Additional item(s) and determine whether Builder, in Builder's sole discretion will agree to address any or all of the Additional item(s). However, the Sales Contract along with this Addendum and Buyer's obligation to purchase this home are not contingent on the inspection or the Builder's agreement to address the Additional item(s), and the Builder will have no obligation to make any repairs other than the item(s) that do not meet local building code.
- Builder orientation walk with Buyer will be conducted 7 days prior to closing providing there are no construction delays. Buyer's Agent responsible for scheduling walk through with Listing Agent.
- Warranty:** "1 year Workmanship and Material warranty through MKM Superior Homes, LLC and a 2 year Mechanical warranty through mechanical vendors for home Mechanical systems. The 2 year mechanical warranty covers parts and labor for the 1st year and only parts and NO labor the 2nd year. 10 year Structural Warranty through MKM Superior Homes, LLC"

Signature Page:

Buyer Signature Date

MKM Superior Homes, LLC Date

Buyer Signature Date

Buyer's Agent Date