

**HOME PURCHASE AGREEMENT**

This Purchase Agreement, Made this day \_\_\_\_\_ is made between:

|   |  |
|---|--|
| PURCHASER(S):<br>_____<br>_____   | SELLER:<br>National Home Corporation   |
| CURRENT ADDRESS:<br><div style="border: 1px solid black; width: 150px; height: 25px; margin-top: 5px;"></div> | SELLER ADDRESS:<br>1080 Holcomb Bridge Road<br>Bldg 100, Ste 330<br>Roswell GA 30076 |
| PRIMARY PHONE:<br>_____   | SECONDARY PHONE:<br>_____  |
| PURCHASER 1 EMAIL:<br>_____   | PURCHASER 2 EMAIL:<br>_____  |

1) Property:

|                       |                  |
|-----------------------|------------------|
| Subdivision: _____    | Lot: _____       |
| Street Address: _____ |                  |
| Model: _____          | Elevation: _____ |

2) Purchase Price: \_\_\_\_\_

Purchaser Agrees to pay the Purchase Price of the Property. Any deposit money shall be paid to NATIONAL HOME CORPORATION and shall be credited to PURCHASER at closing. If, for any reason PURCHASER does not close on the PROPERTY, the deposit money shall be disbursed as provided in Section 9. Standard Provisions.

PURCHASER'S Initials:  PURCHASER'S Initials:

3) **Loan Commitment:** PURCHASER must be able to obtain, within 14 days after the date of acceptance of this AGREEMENT, a firm loan commitment effective through the date of closing. If PURCHASER fails to comply with the provisions of this Section 3 or if PURCHASER fails to use its best efforts to obtain a mortgage loan or takes any action which negatively affects its financial condition or ability to obtain a mortgage loan (whether intentional or otherwise), SELLER may retain all deposit monies, in its sole discretion. Forfeiture of deposit monies by PURCHASER shall not affect any other remedies available to SELLER for PURCHASER's failure to perform hereunder. If PURCHASER is paying cash, proof of funds must be provided within 7 days. If PURCHASER is using a non-preferred lender, PURCHASER acknowledges that there is NO LOAN CONTINGENCY and all deposits are firm. Builder Deposits and will be retained by the SELLER upon failure to close. BUYER acknowledges and accepts that they will submit full application with NHC Mortgage within 3 days of signing the Purchase Agreement, regardless of lender of choice. Builder Deposit is due the day the Purchase Agreement is signed by the Seller.

PURCHASER'S Initials:  PURCHASER'S Initials:

4) **Closing Costs and Prepaid Expenses:** PURCHASER shall pay for all closing costs (except as specifically set forth herein) and all prepaid expenses, including, but not limited to: closing attorney's fees, VA funding fee(s) (if any), interim loan interest (if any), insurance premiums including, but not limited to, hazard, private mortgage insurance, FHA insurance or flood insurance (as applicable) and all escrow deposits, etc. If in the event the purchase of the PROPERTY brings about PURCHASER'S membership in a Homeowner's or Property Owners Association ("HOA") PURCHASER shall pay any HOA capital contributions, fees, dues or deposits due at the closing. SELLER's closing costs shall be strictly limited to: 1) The cost of deed preparation, 2) grantors tax stamps and 3) payment of construction lender's release fee (if applicable) and 4) recording costs for same (if applicable). In the event SELLER agrees to make a closing cost contribution, herein, that contribution shall include payment of these four items, which SELLER agrees to pay, regardless. Items such as home inspection and radon test fees are not considered closing costs and will not be paid by SELLER in any event.

**SELLER DOES NOT AUTHORIZE OR MAKE ANY REPRESENTATION REGARDING PURCHASERS DECISION TO LOCK-IN ITS MORTGAGE LOAN RATE. ALL MORTGAGE LOAN RATE LOCKS ARE THE SOLE DECISION AND RESPONSIBILITY OF THE PURCHASER. BUYER ACKNOWLEDGES AND AGREES NOT TO CHANGE LENDERS WITHIN 30 DAYS OF SCHEDULED CLOSING DATE TO PREVENT ANY DELAYS IN CLOSING.**

PURCHASER'S Initials:  PURCHASER'S Initials:

5.) **PURCHASER HAS THE RIGHT TO SELECT ITS OWN MORTGAGE LENDER OR FINANCIAL INSTITUTION. PURCHASER ACKNOWLEDGES THAT IT IS AWARE OF THIS RIGHT AND HAS CHOSEN APPROVED LENDER: NHC MORTGAGE AS ITS MORTGAGE LENDER. IN THE EVENT THAT THE PURCHASER CHANGES FROM A PREFERRED LENDER TO A NON-PREFERRED LENDER, SELLER WILL NOT MAKE ANY CONTRIBUTION TO THE CLOSING COSTS AND ADDITIONAL DEPOSIT IS REQUIRED.**

- a) Under this AGREEMENT, closing costs are only an estimate provided by your lender and actual closing costs will most likely vary. **Any unused portion of closing costs will not be paid or credited to the PURCHASER but retained by the SELLER or Lender as applicable.**
- b) In the event actual closing costs exceed the amount contributed by SELLER and/or Lender, PURCHASER shall be responsible for payment of the balance of the closing costs.
- c) SELLER to choose title company and/or closing attorney and may represent PURCHASER, SELLER, and Lender in order to facilitate closing.

PURCHASER'S Initials:  PURCHASER'S Initials:

6. **Preconditions to Construction:** Construction by SELLER shall begin as soon as reasonably possible after receipt by the SELLER of:

- a) Payment of Builder Deposit money as set forth herein.
- b) Receipt of a written mortgage commitment as specified in Section 4. hereof, in an amount sufficient to complete payment of the Purchase Price and closing costs at closing, or other evidence, satisfactory to SELLER, of PURCHASER's ability to complete payment at closing.

7. **Construction:** Closing in accordance with Section 10 shall take place upon substantial completion of construction which (issuance of a certificate of occupancy), except that:

- a) In the event of delays resulting from any of the following causes which are beyond the SELLER's reasonable control, the time for completion of construction shall be extended for a period of time equal to the length of the delay caused thereby and SELLER shall not be liable for any failure or delay in construction caused by:
  - i) Acts or defaults of PURCHASER
  - ii) Acts or defaults of any developer or contractor engaged in construction or installation of streets or utilities
  - iii) Adverse weather conditions
  - iv) Damage caused by fire, storm, earthquake, or another casualty
  - v) Any form of Act of God or unforeseeable event
  - vi) Strike, lockout, or other labor trouble of any kind
  - vii) Governmental controls or procedures, regulations, or moratoria
  - viii) Allocation of labor supplies or material by or under the authority of any governmental agency
  - ix) Acts of suppliers of labor or material
  - x) Acts of subcontractors or their employees



b) In the event that on the closing date set forth within this AGREEMENT the PROPERTY shall have been approved for occupancy (issuance of a certificate of occupancy), but items such as landscaping, exterior concrete, driveways, final grading cannot be completed for any reason as set forth above, closing shall be consummated on the date scheduled so long as temporary access to the PROPERTY is provided to PURCHASER by SELLER. SELLER agrees that the uncompleted items shall be completed as soon as weather and/or other condition permits.

c) Performance Guidelines adopted by the National Association of Homebuilders and substantially in accordance with the plans and specifications of the above referenced model on file at SELLER's office and, where applicable, as approved by VA or FHA guidelines. PURCHASER acknowledges, however, that SELLER's model homes, sales brochures and any other promotional or advertising material are for general descriptive purposes only and are not the basis of this AGREEMENT.

d) The location and ground elevation of the house and driveway on the PROPERTY and the possible practical need to reverse the plan of the house to conform to the lot contours shall be in the sole discretion of SELLER. SELLER reserves the right to 1) change the location of the lot boundary lines as necessary to construct the home or accommodate utility lines or easement(s), or otherwise develop the PROPERTY and 2) determine the grade of the lot and the ground elevation and the location of the house on the lot. SELLER may remove such trees from the PROPERTY as it deems necessary to construct the home and shall not be liable to PURCHASER for trees which may later die for any reason.

e) SELLER expressly reserves the right to make changes in the plans and to substitute building materials, appliances equipment, fixtures and other items in order to avoid construction delays or as may be required by building codes, by the availability of materials, brand names, or by material shortages, strikes or similar conditions which in SELLER's judgment require such changes; provided only that such changes shall not materially diminish the size of the home and any such change or substitution shall be of similar quality, as determined by SELLER.

f) PURCHASER acknowledges and agrees that tile, marble, cabinets, laminates, paint colors, wallpaper, carpet, vinyl patterns, plumbing fixtures, electrical fixtures and other materials and finishes are subject to shading and gradation and may vary from any sample(s). PURCHASER acknowledges and expects that all exposed wood is subject to variation in color, grain, unevenness, and non-structural checking and cracks. PURCHASER understands and accepts that the color of fixtures, carpeting, paint, tile, laminates, etc. can vary from shipment to shipment and Seller is not responsible for any color variation from the samples in the above sections.

g) PURCHASER understands and agrees that closing shall not be delayed due to the unavailability of certain optional items and that they may not be installed at the time of customer orientation or closing.

**8. Other Conditions:**

a) All of the terms and provisions herein are understood, agreed to and apply to this AGREEMENT

b) All of the Standard Provisions as set forth in Section 9 are understood, agreed to and apply to this AGREEMENT.

c) SELLER shall provide a warranty for one year for workmanship and distribution systems as outlined in SELLER's Warranty Manual. SELLER is providing an insurance backed warranty for the structural portion matching state requirements as outlined in SELLER's Warranty Manual. See your certificate of warranty for specific terms. SELLER's warranty is administered by a 3<sup>rd</sup> party.

d) SELLER's warranty responsibilities shall be limited to the provisions of the WARRANTY as described in SELLER's Warranty Manual. This is the sole warranty provided by the SELLER, except that SELLER may provide any additional warranty as may be required by a governmentally insured mortgage loan. PURCHASER hereby acknowledges having the opportunity to review the WARRANTY at the time of this AGREEMENT.

e) PURCHASER hereby waives and disclaims all other warranties, express or implied, to the maximum extent permitted by law. PURCHASER accepts the WARRANTY described above in lieu of all other warranties and understands that such acceptance is part of the consideration for the sale of the PROPERTY by the SELLER.

f) SELLER shall be responsible for sales commissions / compensation due to its sales representatives and the real estate broker, if any, listed below. PURCHASER covenants and represents that it has not dealt with any real estate broker, except the broker, if any, whose name appears on the Community Specific Addendum and agrees to indemnify and hold SELLER harmless for any and all claims of commission(s) relating to this transaction by any other real estate broker.

g) Notwithstanding any provision contained in this Agreement to the contrary, if, at any point up to and immediately prior to Closing, there arises ANY dispute (whether or not Purchaser is in default under the Agreement) between Seller and Purchaser with respect to the Property or Agreement, Purchaser's failure to follow safety policies and procedures for inspecting the Property, failure to promptly respond to Seller's requests, in its sole and absolute discretion, determines that such pre-Closing dispute is unable to be resolved on terms acceptable to Seller, then in addition to any other rights and remedies available to Seller under the Agreement, Seller shall have the unilateral right to elect to cancel and terminate the Agreement by providing written notice thereof to Purchaser. All deposits will be returned assuming Purchaser is not in default under the Agreement.

PURCHASER'S Initials:  PURCHASER'S Initials:



h) Possession of the PROPERTY will be delivered after closing. Closing shall be deemed to have occurred when the deed conveying title to the PROPERTY to PURCHASER is recorded and SELLER has received payment of the balance of the purchase price prior to closing, PURCHASER shall have no right to enter upon or occupy the PROPERTY without the express written permission of SELLER. All Keys to the home will be given to PURCHASER:  
For any PURCHASER using one of SELLER's approved lenders only, or paying cash, when the closing attorney has received all PURCHASER's funds and has received from the Lender a funding number or other funding authority (regardless of whether or not a closing attorney has received the lenders funds).  
For Purchasers using Non- Approved Lenders or closing attorney, when the closing attorney has received all required funds (Buyers and Lenders) and has received from the lender a funding number or other funding authority.

PURCHASER'S Initials:  PURCHASER'S Initials:

**9. Standard Provisions:**

- a) Deposit Money: In the event this AGREEMENT is not accepted by SELLER or if the SELLER fails or is unable to perform or comply with any of the provisions hereof, then the Deposit Money shall be returned to the PURCHASER, without interest, and thereafter the SELLER and PURCHASER shall be relieved of any further obligation or liability hereunder,
- b) Title: Fee simple title (except in the case of a condominium sale) and marketable title will be delivered at closing by Special Warranty Deed or General Warranty Deed, at SELLER's sole discretion. The conveyance of title shall be free and clear of all encumbrances except for Ad Valorem taxes for the current year, utility easements, rights-of-way, and restrictive covenants. The PROPERTY shall have legal access to a public right-of-way.
- c) Termites, etc.: Unless otherwise stated herein, SELLER shall provide, at SELLER's expense, a certificate from a licensed pest control company on a standard form, in accordance with applicable governmental and mortgage lender requirements.
- d) Labor and Material: SELLER shall furnish an affidavit or indemnity agreement acceptable to the title insurance company that all labor and material furnished to the PROPERTY within 120 days prior to the date of closing have been paid or will be paid, and shall take such other action as is necessary to cause the title insurance company to insure PURCHASER against any loss from any claim arising there from.
- e) Assignments: PURCHASER's interest and obligation hereunder shall not be assignable without the written consent of SELLER.
- f) No interference with SELLER's operations: The PURCHASER, nor its family, guests, agents, friends, associates or invitees shall restrict, impede, interrupt, harass or in any manner interfere with SELLER's construction, sales or other operations at any time. This provision shall survive closing. PURCHASER further agrees that any visit to or inspection of the PROPERTY shall be with SELLER's prior written consent.
- g) Entire Agreement: This AGREEMENT contains the entire agreement of the parties. There are no representations inducements, agreements or any provisions other than those expressed hereunder in writing. This AGREEMENT is entered into after full investigation neither party relying upon any statement or representation not embodied herein including representations concerning models, options and plans SELLER or any of SELLER's sales representatives, persons or agents. All changes options additions or deletions hereto must be in writing and signed by all parties.

PURCHASER'S Initials:  PURCHASER'S Initials:



10. Closing: Closing shall take place at the office of SELLER'S attorney, or at such other location as SELLER may designate, on such date, as SELLER may designate to PURCHASER. Closing documents shall be prepared by SELLER's attorney and shall be executed by PURCHASER as necessary to complete closing and transfer of title.

The actual closing date is expected to be scheduled by SELLER prior to the end of the month prior to the month of closing. Regardless, PURCHASER agrees to close on the PROPERTY within seven (7) days of SELLER'S receipt of certificate of occupancy for the PROPERTY and notice to PURCHASER. Seller shall notify Purchaser of the final date and time of Closing (the "Closing Date") at least seven (7) business days in advance. Purchaser's failure to close on the final Closing Date set by Seller shall constitute a material breach of this Agreement by Purchaser. In addition to and without waiving any rights and remedies at Seller's option, may extend the Closing Date; provided that Seller shall retain the right to terminate this Agreement at any time prior to actual Closing. Closing shall occur no later than that date which is two (2) years after the date that Purchaser signs this Agreement.

ESTIMATED Closing Month \_\_\_\_\_

PURCHASER'S Initials:  PURCHASER'S Initials:

**TIME IS OF THE ESSENCE regarding PURCHASER'S obligation to close hereunder. If the PURCHASER refuses to close or does not close for any reason substantially caused by the PURCHASER, its Lender, broker on the date set by SELLER, SELLER may, at its option, hold the PURCHASER in default and elect to cancel this AGREEMENT or choose to extend the time for closing. Should SELLER elect to extend the time of closing for the PURCHASER, SELLER may, at its discretion charge PURCHASER a fee of \$300/calendar day that the closing is extended. This daily fee will not be credited toward the purchase price.**

11. THIS IS A LEGALLY BINDING CONTRACT, READ AND UNDERSTAND ALL PROVISIONS PRIOR TO SIGNING THIS AGREEMENT, IF YOU DO NOT UNDERSTAND, SEEK LEGAL OR OTHER COMPETENT ADVICE.

PURCHASER'S Initials:  PURCHASER'S Initials:



The undersigned SELLER, PURCHASER, and any other parties to this transaction hereby certify that the information provided herein is true to the best of their knowledge and belief.

12. Acceptance: This AGREEMENT shall not be binding upon the SELLER until and unless it is approved and accepted by an authorized officer of NATIONAL HOME CORPORATION. SELLER's sales representative may sign at various places throughout this AGREEMENT or attachments hereto but is doing so only to acknowledge Purchaser's signature. SELLER's sales representative has no authority to bind the SELLER.

Purchaser:

Purchaser:

Seller:

Date:

Title: National Vice President of Sales and Marketing

PURCHASER'S Initials:

PURCHASER'S Initials:





**DEPOSIT (only check 1 box)**

Applying with NHC Mortgage: Deposit is \$95 paid at [www.nationalhomecorp.com](http://www.nationalhomecorp.com)

Check this box if you would like to apply with NHC Mortgage as your lender of choice and only pay \$95 today as your Builder Deposit. (you understand if you switch from NHC mortgage to a non-preferred lender you will need to pay the outside lender deposit of \$2495 in addition to the \$95 deposit within 24 hours of notifying the Seller). With a full application with NHC Mortgage you have a 14 day financing contingency. Builder Deposit is due the day the Purchase Agreement is signed by the Seller.



Non-Preferred Lender: Deposit is \$2495 paid at [www.nationalhomecorp.com](http://www.nationalhomecorp.com)

Check this box if buyer is NOT planning to use NHC Mortgage and prefer to pay a \$2495 builder deposit today. You will need to provide NHC with a Conditional approval letter within 14 days. You understand that by not using NHC Mortgage there is NO financing contingency. Please fill in the contact information for your lender below. Builder Deposit is due the day the Purchase Agreement is signed by the Seller.

Lending Company: \_\_\_\_\_

Loan Officer: | \_\_\_\_\_

Lender Phone Number: \_\_\_\_\_

Lender E-mail: | \_\_\_\_\_

Lender Address: | \_\_\_\_\_

Loan Type: \_\_\_\_\_



Investor / Cash Sale: Deposit is \$5,000 paid at [www.nationalhomecorp.com](http://www.nationalhomecorp.com)

Check this box if the Buyer is a Cash Buyer or purchasing home as an investment. Regardless of lender the deposit is \$5,000. No Financing Contingency. Builder Deposit is due the day the Purchase Agreement is signed by the Seller.

**Purchaser:**

**Purchaser:**

**Seller:**

**Date:**

**Title:** National Vp of Sales and Marketing



**FHA AMENDATORY STATEMENT AND REAL ESTATE CERTIFICATION**

Subdivision: \_\_\_\_\_

Lot: \_\_\_\_\_

Plan: \_\_\_\_\_

New Home Address: \_\_\_\_\_

**Purchaser Name:** \_\_\_\_\_ **Purchaser Name:** \_\_\_\_\_

Seller: National Home Corporation

It is expressly agreed that notwithstanding any other provisions of this Agreement, the Purchaser shall not be obligated to complete the Purchase of the Property described herein or to incur any penalty by forfeiture of the earnest money Deposits or otherwise unless the Purchaser has been given in accordance with HUD/FHA or VA requirements a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender, setting forth the appraised value of the Property of not less than \$ \_\_\_\_\_.

The Purchaser shall have the privilege and option of proceeding with consummation of the Agreement without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the Property. The Purchaser should satisfy himself/herself that the price and condition of the Property are acceptable.

**Purchaser:**

**Purchaser:**

**Seller**

**Date:**  \_\_\_\_\_  \_\_\_\_\_

**Title:** National VP of Sales and Marketing





**Warranty Arbitration Addendum to NHC PURCHASE AGREEMENT**

1. **Superseding Agreement.** The provisions of this Warranty Arbitration Addendum to PURCHASE AGREEMENT (the “Addendum”) are a material consideration for the SELLER to enter into the PURCHASE AGREEMENT and such provisions supersede, preempt, and override any inconsistent or conflicting provisions in the PURCHASE AGREEMENT. All capitalized terms used or defined in this Addendum shall have the meaning assigned to such terms in the PURCHASE AGREEMENT.

2. **The 2-10 HBW Warranty.** In connection with the purchase and sale of the PROPERTY, the SELLER will provide for PURCHASER an express limited warranty (the “Warranty”) administered by Home Buyers Warranty Corporation (“2-10 HBW”). The Warranty is set forth in the applicable 2-10 HBW Warranty booklet (the “Booklet”) published by 2-10 HBW and provided to PURCHASER. PURCHASER hereby acknowledges receiving a copy of the Booklet and has had an opportunity to read and understand it, including the binding arbitration agreement contained in it, before signing this Addendum.

3. **Arbitration Agreement.** Any and all claims or disputes between SELLER, PURCHASER, and/or 2-10 HBW arising from or relating to the Warranty, PURCHASE AGREEMENT the PURCHASE AGREEMENT, the real property on which it is located, and/or any common elements in which PURCHASER has an interest, including without limitation, any claim of negligent or intentional misrepresentation, shall exclusively be settled by binding arbitration pursuant to the express arbitration agreement (the “Arbitration Agreement”) set forth in the Booklet and hereby incorporated by reference. The SELLER and PURCHASER, agree that this Addendum and the Arbitration Agreement involve and concern interstate commerce and are governed by the provisions of the Federal Arbitration Act (9 U.S.C. §§ 1-16), to the exclusion of any different or inconsistent law, ordinance, rule, or regulation.

By signing this Addendum, SELLER and PURCHASER, agree to and affirm all terms of the Arbitration Agreement and hereby waive, to the fullest extent permitted by applicable law, their right to a jury trial or class action litigation.

**IN WITNESS WHEREOF**, the SELLER and PURCHASER have executed this Addendum as of the last date indicated below.

**Purchaser:**

**Purchaser:**

**Seller:**

**Date:**

**Title:** National Vice President of Sales and Marketing

13900 E. Harvard Ave., Aurora, CO 80014 | P. 720.747.6000 | F. 303.368.0529 |  
2-10.com



Santa Fe

Included Feature Sheet

INTERIOR

- 8' Tall Ceilings
- Vaulted Ceilings Great Room and Owners Suite (per plan)
- Laminate flooring throughout first floor, 2<sup>nd</sup> floor in wet areas
- Carpet with 6 lb pad on 2<sup>nd</sup> floor non-wet areas and stairs
- 3-1/4" baseboard and 2-1/4" casing
- Panel Interior Doors on pantry (if applicable) and entryways. No interior doors on closets
- Window drywall jambs
- Wood Shelving in Closets
- Electric Water Heater / 200 Amp Electric Service
- Manual Garage Door, opener can be easily added after closing
- Washer and Dryer Connection per plan
- TV Cable Outlets in Great Room, Owners Suite and Loft (if applicable)
- Deadbolt on front door and standard deadbolt on garage / rear doors.

KITCHEN

- Stainless Steel Appliances: Dishwasher, Microwave, Smooth top Range
- Icemaker water line
- 1/3 hp garbage disposal
- Shaker cabinets with 30" uppers
- Wilsonart Laminate Countertops
- Pantry (per plan)

BATHROOM

- Pedestal Sink in Powder Room
- 34 1/2" tall vanity Cabinet
- Wilsonart Laminate Countertops
- Elongated toilets

EXTERIOR

- 25 year dimensional Shingles
- Cementitious Siding
- Low E Insulated single hung vinyl windows
- 2 outdoor hose faucets
- Sod and Landscaping per community Standards
- Concrete Driveway (varies per plan)
- 3'x3' concrete patio (varies per plan)

HOME WARRANTY

- 2-10 Home Buyers Warranty (See warranty program for specific coverage timeframes)
- Note: Home does not come with garage door opener or closet doors.

**PURCHASER'S Initials:**

**PURCHASER'S Initials:**

# Included Features - B



**Countertops:**  
Wilsonart Calcutta Marble Laminate

GE 1.6 cu ft over range microwave with recirculating vent.  
GE 30" Electric smooth top range  
GE dishwasher w/ Front Controls  
Section 3 Santa Fe- Gas Range



**Paint:**  
Walls- SW 7646 First Star  
Trim- SW 7006 Extra White

SW 7006  
Extra White



**Door hardware:**  
Kwikset Cove in Satin Nickel



**Flooring:**  
Shaw Highlands II Shadow Grey (1<sup>st</sup> floor and 2<sup>nd</sup> floor wet areas)  
Shaw Carpet, Graceful Finesse Whisper



WHISPER

**PURCHASER'S Initials:**

**PURCHASER'S Initials:**

ADDENDUM A  
Community Info Sheet  
«CommunityName»

Cost of Survey of the Property will be paid to SELLER by PURCHASER at closing:   \$450    
 Cost of Termite Treatment of the Property will be paid to SELLER by PURCHASER at closing:   \$75    
 HOA Dues are \$120 per year and will be prorated and charged to PURCHASER at closing.  
 HOA Management Company is:   Santa Fe HOA / Houston El Norte POA    
 HOA Capitalization Fee charged to PURCHASER at closing of:        \$TBD at Closing         
 HOA Transfer Fee charged to PURCHASER at closing of:        \$107       

Buyer acknowledges these prices are set by 3<sup>rd</sup> parties and are subject to change. Some Homeowners Associations charge to obtain information needed for closing. If the Seller, at its own discretion, purchases this information in advance of closing, the Buyer will credit the seller these funds at Closing.

| Utility          | Company  | Phone Number                  |
|------------------|--|-------------------------------|
| Phone company    | AT&T   | 800-321-2000                  |
| Internet Company | AT&T Fiber or Hughes Net Satellite Internet                                    | 888-333-6651 or 877-262-4024  |
| Power / Electric | Sam Houston Electric Coop: (SF Section 7) and Entergy (SF Section 3)           | 936-327-5711 and 800-368-3749 |
| Gas              | Centric Infrastructure Group: Only in Section 3                                | 281-252-6700                  |
| Water /Sewer     | Utility Investment Company Section 3 / Liberty County Utilities, LLC Section 7 | 800-224-4035 / 832-941-1694   |
| Sewer            | sewer is the same as Water Company.  |                               |

PURCHASER'S Initials:       

PURCHASER'S Initials:

All school information should be verified and is subject to change

|  |   |
|--|---|
| <b>Elementary School</b>                         | Santa Fe Elementary School; Pineburr Elementary School, Cottonwood Elementary School, International Leadership of Texas - Charter School <i>(Other schools are projected to reside within Santa Fe in the next several years)</i>                                 |
| <b>Middle School</b>                             | Santa Fe Middle School  |
| <b>High School</b>                               | Cleveland High School   |
|  | Link: <a href="https://www.clevelandisd.org/">https://www.clevelandisd.org/</a>   |
| <b>Title Company and Address</b>                 | Ashley Bailey, Escrow Office / First American Title<br>9595 Six Pines #8210, The Woodlands TX 77380<br>(972) 737-6368 / abailey@firstam.com   |
| <b>How do buyers get their mailbox keys?</b>     | To gain access to your mailbox, go to the local post office located at 1213 E. Houston St, Cleveland, Tx 77327 with your Closing Disclosures/Deed of Trust and ID. USPS will give you your key to your assigned mailbox number and location of central mailboxes. |
| <b>How do buyers get the keys to their home?</b> | Once you close and funded, bring your Closing Disclosure and ID to the sales office at 1744 Road 5102, Cleveland, TX 77327 to pick up you house keys. Keys will need to be picked up during sales office hours.   |
| <b>How do I schedule my Closing?</b>             | when we are 45-60 days from closing you will receive 2 calendar invites from closing@nationalhomecorp.com. 1 for your customer walk through of your new home and one for your closing. Both will include all the information you need                             |

**Buyer understands all school, title contact and other information displayed in this document is subject to change.**

**Purchaser:**

**Purchaser:**

**Seller:**

**Date:** «BuilderApprov \_\_\_\_\_ r1DigitalSignatureDate»

**Title:** National Vice President of Sales and Marketing

Santa Fe

**Closing Cost Contribution by Seller, up to:** \_\_\_\_\_  
**(\$0 if not using preferred lender -NHC Mortgage- and preferred Title Company / Closing Agent)**

**BUYER UNDERSTANDS THAT THEY MUST SUBMIT FULL APPLICATION WITH NHC MORTGAGE WITHIN 3 DAYS OF SIGNING THE PURCHASE AGREEMENT AS A CONDITION OF THE SALE BEING APPROVED BY THE SELLER. THIS IS REQUIRED AND AGREED UPON BY ALL PARTIES REGARDLESS OF BUYERS CHOICE OF LENDER AND DEPOSIT.**

PURCHASER'S Initials: \_\_

PURCHASER'S Initials:

**Buyer agrees to use Sellers Preferred Title Company / Closing Agent.**

Title / Closing Agent:

Ashley Bailey, Escrow Office / First American Title  
9595 Six Pines #8210, The Woodlands TX 77380  
(972) 737-6368 / abailey@firstam.com

PURCHASER'S Initials: \_\_

PURCHASER'S Initials:

If Purchaser is working with a Real Estate Brokerage the below information must be provided at time of the PURCHASE AGREEMENT being signed. A brokerage / agent cannot be added after the date of the Agreement.

If Purchaser is NOT working with a real estate agent please leave blank.

Working with a Real Estate Agent? Yes  NO

Real Estate Company: \_\_\_\_\_

Real Estate Agent Name: \_\_\_\_\_

Real Estate Agent Phone Number: \_\_\_\_\_

Real Estate Agent License Number: \_\_\_\_\_

Real Estate Agent E-mail Address: \_\_\_\_\_

Real Estate Agent Commission (buyer) : \_\_\_\_\_ of the Final Purchase Price.

PURCHASER'S Initials: \_\_

PURCHASER'S Initials:

PURCHASER'S Initials:

**Purchaser:**

**Purchaser:**

**Real Estate Agent:**

**Seller:**

**Date:**

**Title:** National Vice President of Sales and Marketing