

**523 Nokota Dr.
Del Webb The Woodlands**

List of Features & Upgrades

A RARE FIND w/\$200K+ in Builder options/upgrades! SPECTACULAR One-Story 3/3/2.5 Luxury Home w/no rear neighbors & walking distance to The Lodge, where you will enjoy life to the fullest with new friends! SOPHISTICATION ABOUND in this LIGHT & BRIGHT home w/a WIDE OPEN FLOOR PLAN & an abundance of windows filtering in the NATURAL LIGHT! Study w/French doors! AMAZING GRANITE KITCHEN, Kitchen Aid S/S appliances, soft close & pot & pans drawers, double ovens, 5 burner gas cooktop w/vent hood, & a massive island w/breakfast bar. Phenomenal Sunroom w/panoramic view of the lush backyard & a door to the covered back patio! GORGEOUS WOOD FLOORS! Spacious Owner's Retreat w/a view of the spacious backyard! Owner's bath w/GRANITE countertops, dual sinks, walk-in SPA shower, & walk-in closet! Large en-suite guest room. 3rd bedroom adjacent to the 3rd full bath! Utility room w/sink & MUD room built-ins! SIDE BY SIDE GOLF CART & 2 CAR GARAGES w/EPOXY FLOORING! PRICED TO SELL, MAKE YOUR OFFER TODAY!

List of Builder Options/Upgrades

(As per the attached 7-page Change Order dated 9/27/21)

○ Lot premium:	\$ 35,000
○ Elevation M:	\$ 14,920
○ Options as per Change order:	\$149,500

	\$ 199,420

List of Seller Upgrades After Move-In

○ Epoxy flooring in the three garages:	\$ 3,000
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Total of all Options & Upgrades: \$202,420

Change Order

9/29/2021

Del Webb Woodlands Estates (5796)

Change Order Type: Option Change
 Number: 1
 Created Date: 09/27/2021
 Sales Status: Pending
 Construction Status:
 Description: Design Center Selections

Agreement Id: HB00575665
 Agreement Created: 09/17/2021
 Agreement Approved: 09/20/2021
 Sales Consultant: Stephen Brophy
 JIO/CO Created By: Lauren Liermann
 Home Site: 29108

Current Buyer Information:

Seller File Reference:

<p><i>Buyer:</i> Larry Dean Katzenmeier <i>Current Address:</i> <i>City, State, Zip:</i> <i>Home Phone:</i> <i>Work Phone:</i> <i>Primary Email:</i> <i>Co-Buyer 1:</i></p>	<p><i>Alternate Lot Block:</i> Lot 29, Block 1, Sec 8 <i>Building #:</i> <i>Unit Number:</i> <i>Address:</i> 523 Nokota Drive <i>Garage:</i> Right <i>Plan:</i> 0972.102.02 Magnolia <i>Plan Id:</i> 0972.100.02 <i>Elevation:</i> Elevation M <i>Phase:</i></p>
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Current House Selections:

<u>Option Code</u>	<u>Options</u>	<u>Notes</u>	<u>Quantity</u>	<u>Price</u>
Base House				
63571	0972.102.02 Magnolia (80710) Elevation M Irish Cream		1	\$14,920.00
			1	\$0.00
01. EXTERIOR FINISHES				
62448	Brick Front Porch - Elevation M	Adds brick to front porch per plan, color to match home. Must select Elevation M.	1	\$2,440.00
63813	Gutters - Whole House	Adds pre-finished aluminum gutters and downspouts to sides and rear of home to match selected color package. Includes diverters at A/C, rear, and side exits and splash blocks at all downspouts.	1	\$1,250.00
39565	Irish Cream - Sonoran Desert, Grey, Weather Wood, 7038 Tony Taupe, 3542 Charwood - Stain, 7038 Tony Taupe, 7038 Tony Taupe, 7038 Tony Taupe, 7038 Tony Taupe, 7526 Maison Blanche, Not Applicable, Upg Plank Soffit - Both, 7038 Tony Taupe, 7526 Maison Blanche, Not Applicable, Dark Gra		1	\$0.00
36254	Plank Soffit Upgrade - Front Porch	Upgrades front porch soffit from a painted textured soffit to a natural finish pine tongue-and-groove plank soffit.	1	\$3,040.00
37354	Plank Soffit Upgrade - Rear Patio	Upgrades rear patio soffit from a painted textured soffit to a natural finish pine tongue-and-groove plank soffit.	1	\$3,710.00
02. STRUCTURAL				
69156	Bedroom/Bath ILO Garage Storage	Converts Garage Storage to an additional bedroom and converts Powder Room to full Bath 3 with 2cm granite countertops and fiberglass tub/shower surrounds.	1	\$8,110.00
64516	Floor Outlet Option	Adds floor outlet in Gathering Room; location pre-determined per plan.	1	\$300.00

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02. STRUCTURAL				
60274	Golf Cart Garage & 4 Ft Ext - Elevation M	Extends front of standard garage area by 4' and adds golf cart garage per plan. Option includes 110V outlet and steel garage door with opener. Must select Elevation M.	1	\$16,440.00
69441	Owner's Bath Option 2	Upgrades standard shower configuration to Spa Shower. Option includes rainhead, handheld, and mudset tile shower floors.	1	\$6,670.00
69177	Sink @ Laundry	Adds cabinet base to match Zone 3 selection with Mustee Durastone Drop-In Utility Sink. Option includes 2CM granite countertops and Moen Integra Faucet in chrome.	1	\$1,710.00
69404	Study ILO Flex	Adds Study in lieu of Flex Space. Option adds phone and cable outlet, crown molding, and 10-lite door per plan.	1	\$1,950.00
69515	Sunroom w/ Covered Patio Option	Adds Sunroom with covered patio to rear of home per plan (Sonoma Cove ONLY: if Elevation includes stucco, MUST select 37099 & 37101).	1	\$16,850.00
07. INTERIOR FINISHES				
36590	Crown Molding @ Zone 2	Adds 4 1/4" crown molding at Trim Zone 2. Refer to plan to determine Zone 2 locations.	1	\$1,730.00
63353	Drop Zone	Adds a Drop Zone cabinet base with countertop at location per plan. Cabinet species and color to match Cabinet Zone selection per plan and countertop to match Kitchen.	1	\$1,180.00
64845	Mud Bench Upgrade	Adds mud bench constructed from pre-finished cabinet parts per plan to match Zone 1 cabinet selection. Option includes hooks along wall.	1	\$2,900.00
08. ELECTRICAL				
64522	Duplex Outlet 110V Non-Dedicated	Adds 110V non-dedicated outlet. Must select quantity; location(s) to be determined at Build Quality Introduction.	10	\$800.00
32147	LED Disc Light - Package	Adds four LED disc lights, wiring, and a switch per renderings on plan.	2	\$1,620.00
64521	Outlet 110 V 20 Amp Dedicated	Adds 110V 20 Amp dedicated outlet. Must select quantity; location(s) to be determined at Build Quality Introduction.	1	\$320.00
64518	Switch Upgrade - Rocker	Upgrades standard light switches in entire home to rocker switches.	1	\$230.00
10. ENERGY				
63810	50 Gallon Water Heater	Includes additional water heater; option may only be selected with additional bathroom or body sprayer options.	1	\$0.00
63209	Tankless Water Heater	Upgrades standard water heater to tankless water heater.	1	\$2,810.00

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Items Added to Configuration:

Option Code	Options	Notes	Quantity	Price
Base House Colors				
	2CM Granite Countertops - Bath 2 - Blanco LeBlon		1	\$0.00
	2CM Granite Countertops - Owner's Bath - Blanco LeBlon		1	\$0.00
	Floor Tile - Zone 37 - Tesola - Tesola - 12x12 - Silver - Straight Lay		1	\$0.00
	Floor Tile - Zone 5 - Tesola - Tesola - 12x12 - Silver - Straight Lay		1	\$0.00
	Floor Tile - Zone 71 - Tesola - Tesola - 12x12 - Silver - Straight Lay		1	\$0.00
	Granite / Silestone Countertops - Edge Profile - Flat		1	\$0.00
	Interior Door Hardware - Schlage Seville - Satin Nickel		1	\$0.00
	Interior Doors - Jeld-Wen - Continental		1	\$0.00
	Interior Paint - Ceilings - SW 7011 - Natural Choice		1	\$0.00
	Interior Paint - Closets & Trim - SW 7006 - Extra White		1	\$0.00
	Interior Paint - Walls - SW 7011 - Natural Choice		1	\$0.00
	Kitchen Sink - Amerisink AS 114 Double Equal Basin		1	\$0.00
	Shower Surround Tile - Owner's Bath - Tesola - Tesola - 12x12 - Silver - Straight Lay		1	\$0.00
02. STRUCTURAL				
69156	Bedroom/Bath ILO Garage Storage - Blanco LeBlon, Tesola - 12x12 - Silver - Straight Lay	Converts Garage Storage to an additional bedroom and converts Powder Room to full Bath 3 with 2cm granite countertops and fiberglass tub/shower surrounds.	1	\$8,110.00
63386	Front Door Upgrade 5 - Classic-Craft 3/4 Lite w/ Borrassa Glass 8', Barley	Upgrades standard front door to Upgrade 5; style to be selected at Design Center appointment.	1	\$3,690.00
69441	Owner's Bath Option 2 - Cultura - Pebble - Autumn	Upgrades standard shower configuration to Spa Shower. Option includes rainhead, handheld, and mudset tile shower floors.	1	\$6,670.00
63362	Rear Entry Door Upgrade	Upgrades standard rear entry door to full-lite door with integral blinds.	1	\$470.00
03. KITCHEN				
66505	Backsplash Level 4 @ Kitchen - Craft II - 3x12 - Offset - Fawn	Upgrades Kitchen backsplash from Level 1 to Level 4.	1	\$1,520.00
65203	Built-In Gas Appliances: Stainless Steel - Pkg 3	KitchenAid Appliances in Stainless Steel - Cooktop: KXW9736YSS, Double Oven: KODE300ESS, Canopy Vent Hood: KVWB406DSS, Microwave: KCMS2255BSS	1	\$9,650.00
36230	Dishwasher Level 3	Dishwasher: KitchenAid - KDTE104ESS	1	\$220.00

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03. KITCHEN				
13601	Granite/Quartz Countertops Level 4 @ Kitchen - Star White	Upgrades base house kitchen countertops to Level 4 granite (3cm) or Silestone quartz (3cm) with flat polish edge.	1	\$4,820.00
36348	Kitchen Accessory Package - Traditional (Brisbin, Lisburn, Weston)	Adds 3 3/4" cabinet crown with molding, bump-out cooktop, refrigerator end panels, pull-out spice rack, pot and pan drawer, and bookcase. Locations per plan. Must select Level 4 or higher cabinets.	1	\$4,330.00
66065	Kitchen Convenience Package	Adds two roll-out trays per opening, roll-out waste basket, and utility tilt-out tray at sink.	1	\$820.00
26677	Kitchen Faucet Brantford Stainless		1	\$690.00
26734	Kitchen Pendant Armida - Kichler Armida - Brushed Nickel		1	\$370.00
36366	Level 5 Cabinets w/ 42" Uppers @ Zone 1 - Knob 595 SN/Pull 595-96 SN - Satin Nickel,Lisburn - Linen - Isl,Lisburn - Linen,Lisburn - Linen	Upgrades cabinets at Zone 1 to Level 5 Cabinets with 42" uppers. Includes Level 1 Cabinet Hardware. Refer to plan to determine Zone 1 locations.	1	\$9,420.00
64519	Under Cabinet Lighting - Kitchen	Adds lighting under kitchen cabinets. Location per plan.	1	\$1,360.00
04. OWNERS BATH				
68442	Framed Mirrors @ Owner's Bath - 8438	Upgrades standard mirrors in Owner's Bath to framed mirrors. Frame to be selected at Design Center.	1	\$670.00
36365	Level 5 Cabinets @ Zone 2 - Knob 595 SN/Pull 595-96 SN - Satin Nickel,Lisburn - Linen	Upgrades cabinets at Zone 2 to Level 5 Cabinets. Includes Level 1 Cabinet Hardware. Refer to plan to determine Zone 2 locations.	1	\$1,330.00
12282	Medicine Cabinet @ Owner's Bath - Maple	Adds Maple medicine cabinet in Owner's Bath per plan to match Zone 2 selection.	1	\$350.00
68393	Vanity Sink Upgrade @ Owner's Bath	Upgrades oval undermount sinks in Owner's Bath to rectangular undermount sinks.	1	\$210.00
05. BATHROOMS				
26753	Bathroom Accessories - Mason Nickel - Moen Mason - Nickel		1	\$70.00
26697	Bathroom Faucet Glyde Brushed Nickel		1	\$1,210.00
12269	Linen Cabinet @ Secondary Bath - Maple - To match Zone 3 selection	Adds Maple linen cabinet above toilet in Secondary Bath per plan to match Zone 3 selection.	1	\$620.00
12299	Medicine Cabinet @ Secondary Bath - Maple - To match Zone 3 selection	Adds Maple medicine cabinet in Secondary Bath per plan to match Zone 3 selection. Please select quantity; location(s) to be determined at Build Quality Introduction.	2	\$580.00
06. FLOORING				
67548	Carpet Pad Upgrade @ Zone 27		1	\$90.00
67101	Carpet Pad Upgrade @ Zone 4		1	\$200.00
67103	Carpet Pad Upgrade @ Zone 6		1	\$230.00

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06. FLOORING				
60993	Carpet Pad Upgrade @ Zone 82		1	\$110.00
67374	Level 3 Carpet @ Zone 27 - PA263 - 720 Barely There		1	\$160.00
67316	Level 3 Carpet @ Zone 4 - PA263 - 720 Barely There		1	\$360.00
67318	Level 3 Carpet @ Zone 6 - PA263 - 720 Barely There		1	\$410.00
60734	Level 3 Carpet @ Zone 82 - PA263 - 720 Barely There		1	\$130.00
68417	Level 4 Wood @ Zone 0 - PW906 - 8" - 10910 Earl's Court		1	\$1,480.00
68933	Level 4 Wood @ Zone 1 - PW906 - 8" - 10910 Earl's Court		1	\$5,560.00
68939	Level 4 Wood @ Zone 10 - PW906 - 8" - 10910 Earl's Court		1	\$3,100.00
68950	Level 4 Wood @ Zone 21 - PW906 - 8" - 10910 Earl's Court		1	\$750.00
68934	Level 4 Wood @ Zone 3 - PW906 - 8" - 10910 Earl's Court		1	\$8,110.00
68195	Level 4 Wood @ Zone 46 - PW906 - 8" - 10910 Earl's Court		1	\$4,420.00
07. INTERIOR FINISHES				
64876	2" Faux Wood Blinds - White	Adds 2" Faux Wood Blinds to all operable windows.	1	\$3,000.00
36384	Comfort Height Vanity Cabinets @ Zone 3	Upgrades vanity base at Cabinet Zone 3 (Secondary Baths) from standard to comfort height.	1	\$50.00
63353	Drop Zone - To match Zone 1 selection, To match Kitchen selection	Adds a Drop Zone cabinet base with countertop at location per plan. Cabinet species and color to match Cabinet Zone selection per plan and countertop to match Kitchen.	1	\$1,180.00
26751	Exterior Front Door Hardware - Greenwich - Schlage Greenwich - Aged Bronze		1	\$100.00
63803	Gas Line Stub Out @ Laundry	Adds gas stub out for dryer in Laundry Room.	1	\$370.00
64015	Grab Bar Package @ Owner's Bath - Brushed Nickel	Adds Moen grab bar at Owner's Bath. Must have wall tile shower surround if installed on shower wall. Must select quantity, location(s) to be determined at Build Quality Introduction.	1	\$160.00
36506	Level 5 Cabinets @ Zone 3 - Knob 595 SN/Pull 595-96 SN - Satin Nickel, Lisburn - Linen	Upgrades cabinets at Zone 3 to Level 5 Cabinets. Includes Level 1 Cabinet Hardware. Refer to plan to determine Zone 3 locations.	1	\$440.00
12917	Lowered Dishwasher Option	Lowers dishwasher to standard height.	1	\$100.00
12654	Upper Cabinets @ Laundry - To match Zone 3 selection	Adds upper cabinets above washer/dryer at Laundry Room per plan to match Zone 3 selection.	1	\$720.00

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08. ELECTRICAL				
26739	Coach Light Capanna - Kichler Capana 49925 - Textured Black		1	\$280.00
64522	Duplex Outlet 110V Non-Dedicated	Adds 110V non-dedicated outlet. Must select quantity; location(s) to be determined at Build Quality Introduction.	11	\$880.00
63632	Flat Panel Conduit Run	Adds 1" conduit run from future TV or projector location to Media Outlet in the same room.	1	\$320.00
64986	Int. Ceiling Fan w/ Light Kit - Contemporary - Kichler Basics Pro Select - Nickle Walnut	Adds Contemporary interior ceiling fan. Color to be selected at Design Center. Must select quantity; location(s) to be determined at Build Quality Introduction.	4	\$1,280.00
26730	Lighting Collection Shailene - Kichler Shailene - Brushed Nickel		1	\$170.00
63613	Media Outlet	Adds a phone/cable combo media outlet. Must select quantity; location(s) to be determined at Build Quality Introduction.	2	\$560.00
09. OUTDOOR				
64529	Exterior Ceiling Fan w/ Light Kit - Kichler Sterling Manor Patio - Tannery Bronze	Adds exterior patio fan in bronze finish. Option includes one switch.	1	\$300.00

Items Removed from Configuration:

Option Code	Options	Notes	Quantity	Price
02. STRUCTURAL				
69156	Bedroom/Bath ILO Garage Storage	Converts Garage Storage to an additional bedroom and converts Powder Room to full Bath 3 with 2cm granite countertops and fiberglass tub/shower surrounds.	1	(\$8,110.00)
69441	Owner's Bath Option 2	Upgrades standard shower configuration to Spa Shower. Option includes rainhead, handheld, and mudset tile shower floors.	1	(\$6,670.00)
07. INTERIOR FINISHES				
63353	Drop Zone	Adds a Drop Zone cabinet base with countertop at location per plan. Cabinet species and color to match Cabinet Zone selection per plan and countertop to match Kitchen.	1	(\$1,180.00)
08. ELECTRICAL				
64522	Duplex Outlet 110V Non-Dedicated	Adds 110V non-dedicated outlet. Must select quantity; location(s) to be determined at Build Quality Introduction.	10	(\$800.00)

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Pricing Information:

Lot Premium:		\$35,000.00
Options Total:	DC Selections	\$149,500.00
Non-Standard Options Total:	\$75,440	\$0.00
Elevation:		\$14,920.00
Sales Program:		\$0.00
Price Adjustment:		\$0.00

This Change Order amends and supplements that certain Home Purchase Agreement dated 9/17/2021 between Buyer and Seller for the Property described above. Terms set forth in this Change Order shall have the same meaning as defined in the Agreement. In the event there is a conflict between the terms set forth herein and the Agreement, this Change Order shall prevail.

FEDERAL HOUSING ADMINISTRATION AMENDATORY CLAUSE

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insured by the Department of Housing and Urban Development ("HUD"), it is expressly agreed that notwithstanding any other provisions of the Agreement, the Buyer shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veteran Affairs, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than the Total Purchase Price set forth in this Change Order. The Buyer shall have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation.

The appraised valuation is arrived at to determine the maximum mortgage HUD will insure. HUD does not warrant the value nor the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

DEPARTMENT OF VETERANS AFFAIRS AMENDATORY CLAUSE

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insured by the Department of Veterans Affairs ("DVA"), it is expressly agreed that, notwithstanding any other provisions of the Agreement, Buyer shall not incur any penalty by forfeiture of earnest money deposit(s) or otherwise be obligated to complete the purchase of the Property described herein, if the Total Purchase Price or cost exceeds the reasonable value of the Property established by the DVA. Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the reasonable value established by the DVA. (Authority: 38 U.S.C. 501, 3703(c)(1))

If the DVA reasonable value of the Property is less than the Total Purchase Price, Seller shall have the option of reducing the Total Purchase Price to an amount equal to the DVA reasonable value and the parties to the sale may close at such lower price with appropriate adjustments to the Agreement.