



Ameritex Homes Purchase Process

We're excited to work with you and your client on the purchase of an Ameritex home!

Ameritex Homes are built per plan specification. We do not offer options, changes to floor plans, color changes, back and side yard sod, fences, or changes to appliance packages. For homes that have garages, we do not install garage door openers. We have provided an estimated delivery date in each listing; however please do NOT lock interest rates before we agree on a close date.

Access to Ameritex Homes for showing is via ShowingTime. Access codes are found in each listing and will be provided once the showing request is made via ShowingTime.

Submitting an offer: Please use the online offer template found on MLS or use this link <https://wkf.ms/3JugPct> and complete the required fields.

Purchase Contract: Ameritex Homes has a standard Purchase Agreement that will be populated by the Ameritex Homes sales team once the terms of the purchase have been agreed upon by all parties.

Closing: Ameritex Homes has designated Carlisle Title as its title and closing provider. Carlisle Title will provide all parties the fully executed contract, and will be responsible for scheduling closing, preparing the title and closing documents and will also work with lender (if applicable) and Ameritex to prepare documents for closing and to close and fund. Contact information will be provided once contract is executed.

Please make Earnest Money and Option Fee (if applicable) payable to:

Ameritex Homes
14643 Dallas Parkway, Suite 775
Dallas Texas 75254

Note: Check, Cashier's Check, wire or money order accepted. Once contract is executed, wiring instructions or an overnight shipping label can be provided.

Ameritex Homes has partnered with 2-10 Home Buyers Warranty to provide a Warranty for each new home. Information on that warranty will be provided on request and at contract execution.

Please note: This is a new home purchase. In some cases, the house is still under construction at the time of contract. Timing of Appraisals, walk throughs, and Inspections is addressed within the attached Closing your Ameritex Home document and will be coordinated directly with the Ameritex Homes closing team.

Closing your Ameritex Home

The Ameritex Homes team is committed to providing you a clean home that is free of defects. Your new home will be move-in ready and complete the day you close.

Ameritex Homes takes great pride in the quality of our homes, which is why they are rigorously inspected throughout the build process. Our craftsmen are quality-inspected at every stage of construction by our construction manager. The construction manager examines their work and we only move to the next stage of construction if it meets our standards. A second tier of inspections is performed by official city inspectors. They inspect and give approval to continue building your home only if it meets or exceeds the building code. Finally, once the home has been completed, Ameritex obtains a home inspection performed by a third party. This independent inspector gives us an unbiased inspection report that covers all aspects of your home that includes building code, defects and functionality of all systems.

Appraisals

1. Appraisals should be approved and scheduled with your Ameritex closing team. We'll want to make certain that construction has progressed to support appraisal-specific milestones.
2. Appraisal requests should be submitted to the Ameritex closing team at the following email address: sales@ameritexhomes.com.
3. Appraisal requests should be submitted 7 days prior to the desired appraisal date.
4. Appraisals must be performed at least 10 days before closing.

Home Inspections

Given that your home has been thoroughly inspected, a home inspection on your part is not necessary; however, you may choose to hire your own home inspector. If you decide to have a home inspection, please be aware of the following:

1. Fees for home inspections completed are the responsibility of the buyer.
2. An Ameritex representative will not be present at the inspection.
3. Inspections should be approved and scheduled with your Ameritex closing team.
4. Inspection requests should be submitted to the Ameritex closing team at the following email address: sales@ameritexhomes.com.
5. Inspection requests should be submitted 7 days prior to the desired inspection date.
6. Inspections must be performed at least 7 days before closing.
7. Repair requests are to be returned to the Ameritex closing team via email at sales@ameritexhomes.com within 24 hours of the Inspection.
8. All requested items will be subject to approval from Director of Construction.
9. The Ameritex closing team will notify you of the items that will be repaired.
10. Please allow 7 for days to complete a repair list from a 3rd Party Inspector.
11. One repair request will be allowed from either a walk through or an Inspection. Ameritex will not accept any other repair or correction lists before or after this request.

Buyer Final Walk

Ameritex Homes will communicate once the home is ready for a buyer walk. A representative from Ameritex Homes will NOT be present. Full instructions along with a link to complete easily on a mobile device will be provided via email. You will have 48 hours to perform the final walk once notice has been provided.

