



GUIDELINES ADDENDUM

LOT #:

ADDRESS:

THIS GUIDELINES ADDENDUM IS HEREBY MADE PART OF THE CONTRACT.

FLOOR PLANS/ELEVATIONS TO BE USED FOR GENERAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

FLOOR PLANS ARE NOT ABLE TO BE CHANGED.

HARDWOOD IN ALL BEDROOMS AND CLOSETS.

THERE WILL BE TILE IN ALL OF THE "WET" AREAS TO INCLUDE BATHROOMS AND LAUNDRY ROOMS.

ALL EXTERIOR COLORS AND FINISHES HAVE ALREADY BEEN CHOSEN BY BUILDER.

**INSIDE: ALL LATEX: WALLS: EGGSHELL, TRIM: SEMI-GLOSS, CEILINGS: FLAT
INTERIOR PAINT SELECTIONS TO BE LIMITED TO 3 COLORS.**

IF APPLICABLE TO THE FLOOR PLAN, STANDARD POWDER ROOM (½ BATH) COMES WITH A PEDESTAL SINK.

BUILDER DOES NOT BUILD FENCES. FENCES ARE ALLOWED TO BE CONSTRUCTED AFTER CLOSING WITH ARCHITECTURAL REVIEW COMMITTEE APPROVAL.

EARNEST MONEY TO BE \$25,000 NON-REFUNDABLE UNLESS THE FAULT OF THE SELLER. THE SELLER WILL WORK IN GOOD FAITH TO COMPLETE THE HOME BY THE CLOSING DATE. IT IS VERY POSSIBLE WITH THE CURRENT ENVIRONMENT WE ARE IN THAT THERE COULD BE A DELAY. CLOSING DATES ARE MERELY ESTIMATES AND ESTIMATED BUILD TIME IS 8-9 MONTHS.

EARNEST MONEY TO BE DELIVERED TO CANNON CLEARY MCGRAW OR KESSINGER REAL ESTATE WITHIN 5 BUSINESS DAYS OF THE EFFECTIVE DATE OF THE CONTRACT OR SELLER HAS THE OPTION TO DECLARE THE CONTRACT NULL AND VOID. IF EARNEST MONEY IS BEING DEPOSITED WITH BUYERS' BROKERAGE, PROOF OF DEPOSIT TO BE DELIVERED TO LISTING BROKERAGE WITHIN 5 BUSINESS DAYS OF EFFECTIVE DATE OF CONTRACT OR SELLER HAS THE OPTION TO DECLARE THE CONTRACT NULL AND VOID.

BUYER HAS 10 DAYS AFTER EXECUTED CONTRACT TO COMPLETE SELECTIONS SHEET.

THERE IS A \$250 ONE-TIME MAIL KIOSK FEE TO BE PAID BY BUYERS AT CLOSING.

BUYER TO PAY A ONE TIME \$250 HOA TRANSFER FEE AT THE TIME OF CLOSING.

INTERNET AVAILABILITY: CSPIRE

SELLER SIGNATURE:

BUYER SIGNATURE:

BUYER SIGNATURE:
