

Presold new home agreement / expectations / spec sheet

Objective: Provide guidelines for pre-sold spec construction process. Remember, your house is our investment.

- Find below a list of items you will choose from
- Selections will be made in phases and prompted by a RBLD team member
- Options will be given online and will be limited to the choices we provide
- In person selections can be made by appointment during regular business hours
- Upgrade options will be allowed when available
- All upgrades will be billed electronically and should be paid for before orders are placed
- All selections and number of options are subject to availability
- Change **requests** need to be made in writing. **Charges may apply**
- All choices must be confirmed online even if you made selections in person
- Selection choices or changes outside of those listed below are subject to a 20% builder fee.

Exterior Options: Options will become available after the permit is active and in our hands

- Roof Color: limited to 2 options
- Windows: White 4 over 4 grill pattern is Standard. Black is an upgrade
- Brick: 6 options for full brick or brick front houses depending on availability
- Vinyl: 6 options siding colors on full vinyl houses
- Stone Accents: When applicable 3 color choices
- Vinyl Accents: Options will vary depending on availability and needs
- Garage door: 2 style options & 4 color options. Non insulated
- Builder will install a minimum 125 sqft patio
- Decks may be installed when elevations require it
- All concrete to be brush finished
- Basic landscape package will be included for the front elevation only
- Sod to be installed in the whole yard except when the lot is over .3 acres. Builder will decide where to sod and then seed the rest

Interior Options: **Reminder, upgrades must be paid in full before we order/install**

- Cabinets: 2 to 3 color choices depending on availability
- Cabinet Hardware: 2 color choice
- Countertops: 3 granite color options
- Flooring: Carpet in bedrooms / Prefinished hardwood in living, kitchen, foyer, halls (LVP on Slab style foundations)
- Tile Flooring: 3 color options (Bathrooms / Laundry room)
- Tile Shower walls: 3 color options (when applicable)
- Tile Backsplash: 3 color options (upgrade option)
- Plumbing Hardware: Chrome standard / Black upgrade
- Plumbing Kitchen sink: Stainless Steel
- Plumbing Water heater: 50 gallon tank style electric
- Tubs/Shower: Fiberglass units / Master Shower only when applicable
- Builder standard trim package: Interior/Exterior doors w/ matching hinges. Barndoor when applicable
- Door Hardware: Black
- Paint: 2 light flat wall paint colors (we use an upgraded wipeable flat) / Front door color

- Lighting: 2 or 3 options will be available for decorative lighting locations
- Fans: Master bedroom & Living room
- Corner Flood lights: Front only
- Insulation: R-13 wall, R-38 blow in per building code requirements
- HVAC: 14 SEER all electric heat pump
- NO GAS: most new neighborhoods don't have gas
- NO COAX: most internet/cable providers will install the first location and use wireless
- Appliances: Stainless Steel Dishwasher, Range, Microwave (over the range) and Refrigerator
- Closets: White wire shelving in all closets and utility room
- Mirrors: Framed mirrors. Options limited to availability

Summary: This house will be completed with comparable quality and finishes to other homes in the build neighborhood. Construction will be consistent with NAHB Construction Performance Guidelines and applicable building codes. Seller/Builders has the right to:

- Locate all mechanical systems including meters, clean outs, lines at their discretion
- Determine the location and ground elevation of the house on the home site
- Reverse the home plan if necessary
- Substitute materials and equipment with equal quality if necessary
- Make changes as required by governmental agents in order to comply with permit requirements
- Variation in the floorplans do occur in the field. These variations should be minimal but are typically unavoidable.

Seller and Buyer shall document and itemize any of Buyer's special requests. Seller shall report a Liquidated Damages amount as determined by Seller for the replacement cost for each special request. In the event Buyer does not complete the purchase, the Liquidated Damages shall be paid to Seller as Liquidated Damages so that Seller can undo the special requests for resale purposes.

Buyer Initials

Buyer Initials

Seller Initials

Promises:

I, as the buyer, understand that all special requests may not be met, however, Rushing Builders will do their best to meet my needs and to make my house the best it can be. **I understand that this is NOT a custom build and that the house belongs to Rushing Builders until closing.**

Buyer

Buyer

Rushing Builders promises to do their very best to communicate openly and quickly. We promise to keep your schedule as up to date as possible and limit delays that are in our control. Rushing Builders, Inc will do their very best to make the best choices for the given budget.

Seller